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CITY OF WEED

General Plan and Environmental Impact
Report -- 1987

CITY OF WÉED
GENERAL PLAN
and
ENVIRONMENTAL IMPACT REPORT

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prepared by
Great Northern Corporation

Final - November, 1987

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ENVIRONMENTAL IMPACT REPORT
CITY OF WEED GENERAL PLAN

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Section 15166 of the California Environmental Quality Act Guidelines allows for a general plan to be submitted as an Environmental Impact Report if the general plan addresses all points required to be in an EIR by Article 9 of the Guidelines and a cover sheet is attached identifying where the general plan document addresses each of the points required.

The following relates Article 9 of the CEQA Guidelines to the City of Weed, California proposed General Plan.

SUMMARY OF PROPOSED ACTION

The proposed action is the adoption of a General Plan for the City of Weed, California.

SIGNIFICANT EFFECTS

The significant effect caused by adoption of this general plan would be possible conversion of undeveloped or developed land to more intensive, urban uses. Associated urban development may be a minimum of increased energy use, native plant and animal displacement, or elimination, increased runoff, possible population increase, expanded public services and facilities, and increased ambient noise levels.

PROPOSED MITIGATIONS TO SIGNIFICANT EFFECTS

The implementation measures proposed in the General Plan are intended to permit orderly and reasonable development which should minimize expected impacts. In addition, compliance with CEQA regulations and guidelines regarding all City actions, including amendments to the General Plan, will also mitigate any environmental effects.

No areas of controversy have been brought to the attention of the City of Weed.

ALTERNATIVES TO PROPOSED ACTION

Adoption of the proposed General Plan with two options: less or more restrictive land use or no action are the actions determined to be real alternatives in this case.

Proper planning policy requires a periodic update of the General Plan.

No action would force the City of Weed to rely on the current somewhat outdated General Plan or would remove all restraint which would be extremely adverse to the environment. A less restrictive land use plan would create appreciably more environmental impacts with reduced

mitigations. A more restrictive plan is not practical since growth, should it occur, must be accommodated.

Project Description

The proposed General Plan includes the City of Weed, Siskiyou County, California (see proposed General Plan maps).

Objectives of the proposed General Plan include providing sound planning policy to assist local agencies in decision-making and to provide a reasonable and environmentally rational basis for those decisions while promoting the health, safety and welfare of the residents and visitors of Weed.

The following local and state agencies are anticipated to use the General Plan/EIR for review and/or decision-making:

- City Council of the City of Weed
- Planning Commission of the City of Weed
- County of Siskiyou
- Department of Health Services
- Office of Emergency Services
- Office of the State Fire Marshall
- Office of Historic Preservation
- Public Utilities Commission
- Seismic Safety Commission
- State Water Resources Control Board
- State Lands Commission
- California Highway Patrol
- Office of Planning and Research

ENVIRONMENTAL SETTING

The City of Weed is located within a mixed conifer/oak forest region at the base of Mt. Shasta. Within the boundaries of the City several habitat types can be found including yellow pine forest, chaparral and oak stands. All habitat types within the City limits have been disrupted due to logging, previous development and other urban pressures.

There are no threatened, rare or endangered species in the City of Weed.

SIGNIFICANT ENVIRONMENTAL EFFECTS OF THE PROJECT

The adoption of the proposed General Plan would allow some development in currently undeveloped or underdeveloped areas within the Weed City limits. The following effects would be

associated with any further urbanization of the City of Weed.

WATER QUALITY: new development may increase the amount of ground covered with asphalt or other surfaces resulting in increased runoff with the potential to adversely affect water quality. Increased human activity associated with new urban development increases the chance of an accident that could introduce pollutants to the local surface waters.

AIR QUALITY: an increase in vehicular traffic and smoke and particulate emissions from wood burning activities can be expected if new development occurs. This could adversely affect air quality.

PLANT AND WILDLIFE: if areas currently undeveloped are urbanized, native vegetation types and associated wildlife will be affected or eliminated in the areas of development. However, no threatened or endangered plant or wildlife will be affected since none are present in the project area.

LAND USE: Land may be converted to more intensive uses.

EROSION: if vegetation cover is removed and not replanted prior to the next rainy season, erosion will likely occur.

ENERGY: energy will be consumed if development occurs for construction activities and consumption by the future urban users.

POPULATION: the population in the project area will increase if urban development occurs.

PUBLIC SERVICES: new development will necessitate the expansion of water and wastewater disposal facilities or the construction of new facilities. In addition, storm drainage, street lighting, road construction and maintenance, police, fire, solid waste disposal, and associated facilities and services will be expanded to service any new development.

NOISE: new urban development will increase noise levels.

CULTURAL RESOURCES: cultural resources may be damaged or eliminated if new development occurs.

PUBLIC HEALTH AND SAFETY: if development should inadvertently occur in the hazard areas, the public health and safety could be adversely affected.

SIGNIFICANT ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED IF
THE PROPOSED PROJECT IS IMPLEMENTED

LAND USE: some presently undeveloped land may be converted to more intensive, urban uses.

ENERGY: energy will be expended for any construction activities and on going services of new development.

PLANT AND WILDLIFE: if land is converted from open space to more urban uses, native plants and animals will be displaced or eliminated.

WATER QUALITY: Increases in impermeable surfaces associated with new development will cause increased runoff.

POPULATION INCREASE: if new development occurs, population will increase.

PUBLIC SERVICES: if population increases due to new development, expanded public services and facilities will be necessary. Maintenance activities will increase.

NOISE: ambient noise levels will increase if new development occurs.

MITIGATION MEASURES PROPOSED TO MINIMIZE THE SIGNIFICANT EFFECT.

The implementation measures contained in the proposed General Plan are designed to permit orderly and appropriate development in the City of Weed. Significant effects to the environment would be minimized as the implementation measures are put into effect.

Specific implementation measures mitigating urban development may be found in the following:

Land use element; E; page 96

Open Space & Conservation elements; all measures, pages 52 - 67

Circulation element, B & C, page 69

Safety element, pages 4 - 39

Noise element, pages 40 - 61

ALTERNATIVES TO THE PROPOSED ACTION

Adoption of the proposed General Plan with two options: less or more restrictive land use or no action are the actions determined to be real alternatives in this case.

Proper planning policy requires a periodic update of the General Plan.

No action would force the City of Weed to rely on the current somewhat outdated General Plan or would remove all restraint which would be extremely adverse to the environment. A less restrictive land use plan would create appreciably more environmental impacts with reduced mitigations. A more restrictive plan is not practical since growth, should it occur, must be accommodated.

THE RELATIONSHIP BETWEEN LOCAL SHORT TERM USES OF MAN,S ENVIRONMENT AND THE MAINTENANCE OF LONG TERM PRODUCTIVITY

A major goal of the General Plan is to achieve a balance between the short term needs of the citizenry and the long term needs of future generations. Short term needs include the development of housing, jobs, services and facilities that may require the conversion of open space to urban uses, the construction of roads and other services and facilities, the consumption of energy, and other utilization of the environment. Long term considerations are the maintenance of the environment to provide the resources to provide food, timber, minerals, and other necessities.

The short term needs of the City may require the conversion of open space to urban uses in the City. This will reduce the land available for recreation, wildlife habitat, and future development in the project area. However, the surrounding regions are mainly undeveloped and planned developments with open space and other considerations are encouraged by the City.

The implementation of the General Plan will enhance the long term productivity of the project area. A sound framework for the future development of the project area will enhance the human environment and preserve the "natural;" environment.

SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES WHICH WOULD BE INVOLVED IN THE PROPOSED ACTION, SHOULD IT BE IMPLEMENTED

Irreversible changes are those that imply such a long term commitment of resources that is unlikely that they would ever revert to their previous state. Such changes would include changes in topography due to excavation and grading, the commitment of lumber, metal, plastics and other materials for building construction, the consumption of energy for construction and maintenance of services for new development, and the conversion of undeveloped land to more intensive urban uses. The action may require some irreversible changes but the implementation of the proposed

General Plan will reduce the environmental effects while providing for human needs and considerations.

GROWTH INDUCING IMPACT OF THE PROPOSED ACTION

The proposed General Plan sets guidelines for the future development of the project area. Actual growth will depend on many factors: provision of jobs, housing, water, wastewater, and other factors which cannot be anticipated.

The proposed General Plan provides for development in an orderly, controlled fashion. New development must provide the capital for the provision of services, rather than the current citizenry. The natural constraints plus the implementation of measures included in the General Plan should allow growth at a manageable pace. The General Plan implementation should maintain natural resources such as water quality, minerals, open space, recreation, and public facilities. The plan does promote development within the project area but it does not advocate indiscriminate growth.

EFFECTS FOUND NOT TO BE SIGNIFICANT

- Changes in geologic features
- Changes in the course or direction of water movements.
- Substantial reduction in water supplies.
- Introduction of new plant or animal species.
- Interference with Emergency Response Plans.
- Alterations to water, rail, or air traffic.
- Climate.
- Historic resources.

ORGANIZATIONS AND PERSONS CONSULTED

The proposed City of Weed General Plan and Draft EIR were prepared by the Great Northern Corporation under contract with the City of Weed.

The following were contacted during the preparation of the draft EIR:

The City of Weed

Siskiyou County Planning Office

INTRODUCTION

California State Government Code Section 65300 requires every city to adopt a general plan to guide future physical, economic and social development. A general plan is not a detailed parcel-by-parcel statement of land use policy. It is a statement of land use patterns, policies and recommendations which carry out the goals and objectives of the community.

The City of Weed has a general plan which was implemented in 1962. The City has determined that due to changing conditions it would be advantageous to revise and update the general plan in order to maintain a long range general guide for the growth and development of the City of Weed.

The goal of the City of Weed General Plan is briefly stated as follows:

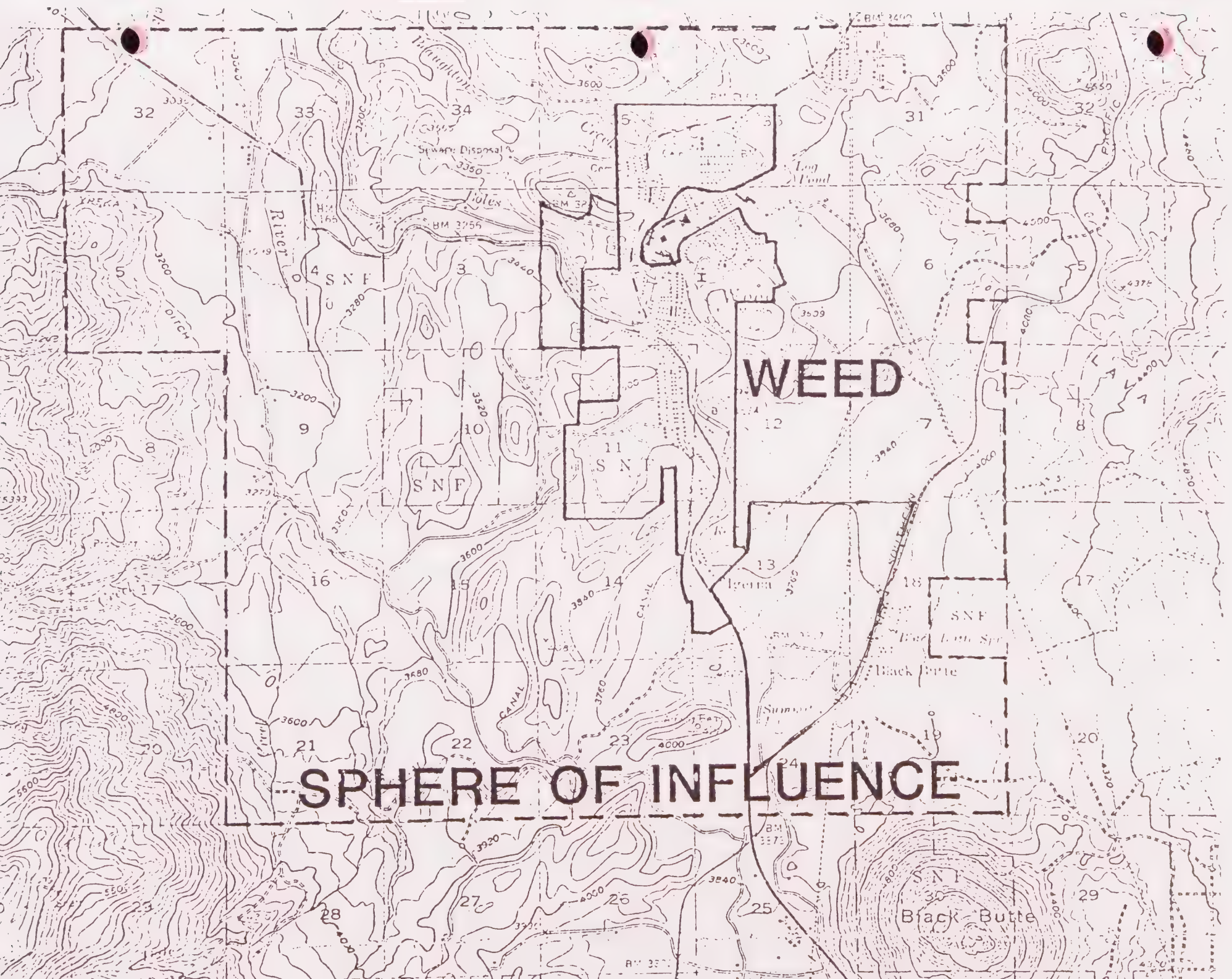
To promote the health, safety, and welfare of the City of Weed residents and to create an enjoyable environment for living within the City.

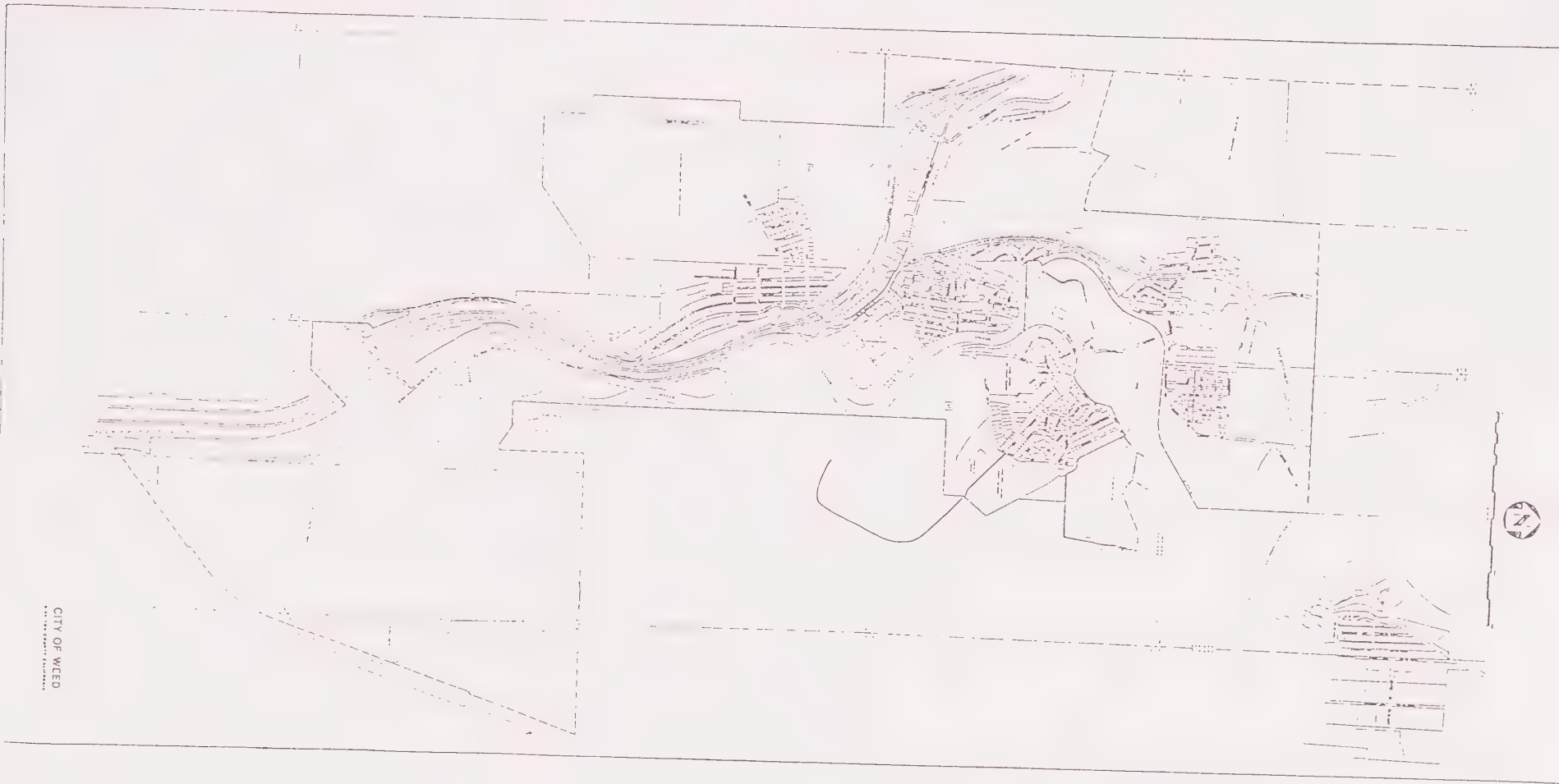
To achieve the City's planning goal the following priorities have been established.

- 1) The character and type of residential neighborhoods in the City shall be protected and encouraged to provide desirable living areas for residents.
- 2) The business and commerce of the City shall be enhanced to serve the residents.
- 3) Commercial activities intended to provide goods and services for those outside the community are to be encouraged to increase the economic base of the community.
- 4) The expansion of industrial activities shall be encouraged to provide a portion of the livelihood of the City.

A proper balance should be maintained between these priorities in such a manner that one use does not infringe upon another and that development is encouraged in appropriate locations.

In the future, as conditions change, it will become imperative that the Planning Commission and the City Council keep the Plan a viable guide by periodic review and adjustments as required by the residents of the City of Weed.





SAFETY ELEMENT

SAFETY ELEMENT

INTRODUCTION

Government Code Section 65302(g) requires the adoption of a Safety Element

for the protection of the community from any unreasonable risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure; slope instability..., mudslides and landslides, subsidence and other geologic hazards...; flooding, and wildland and urban fires. The safety element shall include mapping of known seismic and other geologic hazards. It shall also address evacuation routes, peakload water supply requirements, and minimum road widths and clearances around structures as those items relate to identified fire and geologic hazards.

The Government Code allows cities to adopt a county' safety element provided that it is "sufficiently detailed and contains appropriate policies and programs".

GOALS

I) Protection of the residents of the City of Weed from naturally and human caused accidents or hazards.

II) Protection of the property within the Weed planning area from naturally and human caused accidents or hazards.

III) Protection for future residents and property located in the Weed planning area from naturally or human caused hazards.

POLICIES/IMPLEMENTATION MEASURES

As noted above, Weed may adopt appropriate components of the Siskiyou County Safety Element(SCSE). SCSE policies are so noted.

A) Geologic and structural hazard information relating to private development should be readily available. (SCSE).

IMPLEMENTATION MEASURE: City shall make available to the public information regarding geologic, fire, and other potential hazards that are or may be present in the planning area. In particular, information to homeowners regarding fire safety practices should be provided to all potential homebuilders.

B) All public buildings should be reviewed for structural adequacy and the ability to withstand possible earthquakes and ground shaking. Emergency services buildings including police and fire buildings and schools should be evaluated. (SCSE).

IMPLEMENTATION MEASURE: City shall catalog public buildings according to their capacity to withstand possible earthquakes and ground shaking. City shall enact measures designed to protect emergency services such as fire, police, and communication in the event of a major seismic event.

C) City emergency services shall be provided with appropriate plans, policies, and resources to contain urban fires.

IMPLEMENTATION MEASURE: City shall evaluate the fire and police department plans and/or policies to ensure that they are up to date and sufficient to contain urban fires. Fire Department procedures should specifically be evaluated.

D) City water system shall be evaluated to ensure that adequate water service is available to contain large fires.

IMPLEMENTATION MEASURE: City shall catalog areas in need of additional or new fire hydrants and areas with difficult access by fire protection equipment.

E) Existing and proposed land use development proposals should be reviewed as to fire safety.

IMPLEMENTATION MEASURE: City should enact standards regarding clearances around structures and fire hazards on developed and vacant land parcels to limit the potential for fires. Appropriate road width standards shall be implemented to ensure access by emergency equipment to all areas in the City.

F) The potential for and emergency services response to toxic or hazardous materials spills on the highway and railroad should be evaluated.

IMPLEMENTATION MEASURE: City shall evaluate existing response plans to ensure that emergency services resources are adequate to cope with a toxic or hazardous material accident. If current plans are inadequate, emergency response plans shall be developed to meet any possible emergency situation. Appropriate training programs shall be implemented.

G) Emergency response plans should be adequate to meet conditions expected in a "worst case" emergency scenario.

IMPLEMENTATION MEASURE: City shall evaluate evacuation plans to ensure safe, prompt, and orderly evacuation of all City residents. City shall coordinate evacuation plans with other local and state agencies.

H) City zoning and building ordinances shall be reviewed to ensure adequate protection from safety hazards.

IMPLEMENTATION MEASURE: City shall develop overlay zoning for flood, landslide, and wildland fire hazard zones in the City.

DESCRIPTION OF THE PLANNING AREA

GEOLOGY AND TOPOGRAPHY:

The Weed planning area is located near the border of two major northern California geologic provinces: the Klamath Mountains Province and the Cascade Mountain Range Province. However, the majority, if not all, of the planning area is located in the Cascade Mountain Range Province. The Cascade Mountain Range Province is more closely related geologically to the Modoc Plateau Province to the east rather than the Klamath Mountain Province to the west.

The planning area is located at the north end of Shasta Valley, a north-south trending trough between the Klamath Mountains to the west and the Cascade Mountains to the east. The Shasta Valley floor generally contains volcanic rocks of Cenozoic origin.

Spectacular geomorphic features surround the Weed planning area: Mt Shasta (14,162 feet) and Shastina mountain (12,330 feet) to the east; Black Butte (8,825) to the south; Mt Eddy (9,038 feet) to the southwest; and, large black lava flows to the northeast. None of these spectacular features is located within the boundary of planning area. However, the volcanic history of the area is evident in the soils, rocks, and terrain of the planning area.

Appendix 2 contains a generalized illustration of the geology and geologic features of the region.

The topography of the planning area varies with the urbanized area relatively flat to gently undulating with scattered hills that are less than 300 feet in height. Two hilly areas are located in the middle of the planning area ("schoolhouse hill" and the hill near the Shastina Golf Inn), another is located in the north part of the planning area (near Lincoln Heights), and the last is located in the southwest part of the planning area ("watertank hill"). The urbanized area is not as flat as the Sacramento Valley but is relatively flat when compared to the surrounding region.

Slopes on the hills can be steep and areas of potential landslide hazard are located on the slopes of the few hills. The California Division of Mines and Geology (CDMG) has determined that the planning area is located in an area of generally low susceptibility to landslides (see Appendix 3). However, certain areas are susceptible to landslides in the planning area (see Appendix 11 for location of these areas).

For more information on the geology and topography of the planning area see Bailey and Alt & Hyndman (list of references are contained in Appendix 1).

SOILS:

The soils in the Weed planning area are named "Shasta" or "Shasta Association" and do not contain any characteristics that are of importance to the issues of the safety element.

The soils of the planning area are more thoroughly described in the Conservation Element of the Weed General Plan.

HYDROLOGY:

The Weed planning area is located in the Shasta River drainage basin. Two forks of Boles Creek and Beaughton Creek, tributaries of the Shasta River, flow through the planning area. A small, earthen-dammed reservoir (less than one surface acre), owned and maintained by the Southern Pacific Railroad, is located in the southern part of the planning area. Roseburg Forest Products owns two similarly sized ponds in the planning area.

Boles Creek has flooded on occasion (the last event was in January, 1974) and urban developed riparian areas are located in the 100 year flood zone. Consult the Flood Insurance Study conducted by the Federal Emergency Management Agency, Federal Insurance Administration study dated 7/20/81. The areas located in the 100 year flood zone are illustrated in the Flood Insurance Rate Map (community panel # 060649 001 B) that accompanies the above referenced Flood Insurance Study.

Ground subsidence is not a problem in the planning area according the CDMG (see Appendix 4).

SEISMOLOGY:

The CDMG has determined that the Weed planning area is located in an area of "moderate" earthquake severity zone and that northeastern California has a history of fault displacement (see Appendices 5 and 6). However, the Seismic Safety and Safety Element of the Siskiyou County General Plan has commissioned studies that indicate that the potential for earthquakes in Siskiyou County is not great when compared to the rest of California and other local natural hazards (see Appendix 7).

Since the Seismic Safety and Safety Element of the Siskiyou County General Plan has conducted studies more appropriate to Siskiyou County than the CDMG, this element will assume the analysis contained in the Siskiyou County Safety Element. Therefore, seismic hazards associated with earthquakes will not be addressed in this element.

For more detailed information regarding earthquakes in Siskiyou County see Siskiyou County Planning Department.

VULCANISM:

The Weed planning area is subject to potential volcanic hazards such as mudflows, lava flows, pyroclastic flows, and ash clouds associated with an eruption of nearby Mt Shasta. The CDMG has determined that the planning area is in an area of potential volcanic hazards (see Appendix 8). However, the planning area, while located in a volcanic eruption danger zone, is not in the "highest" volcanic hazard area (see Appendices 9 and 10). But, prudence dictates planning for the eruption of Mt Shasta.

Mt Shasta has erupted an average of once per 800 years during the last 10,000 and about once per 600 years during the last 4,500 years. The last known eruption occurred 200 years ago. Recent eruptions produced lava flows and domes on and around the flanks of Mt Shasta and pyroclastic flows extended up to 20 kilometers (approximately 12 miles) from the summit. In addition, most eruptions produced mudflows that extended many tens of kilometers from the summit. Lava and pyroclastic flows may affect low-lying areas within approximately 20 kilometers of the summit. If future events can be predicted from past eruptions, Mt Shasta is not likely to erupt large volumes of pumiceous ash. Prevailing winds and other conditions would indicate that the greatest danger from air-borne tephra (tephra is any material ejected from the volcano during an eruption) is located to the east of Mt Shasta. (Miller, 1980).

For more detailed information on the Mt Shasta volcano in particular and vulcanism in general please consult Bailey, Alt & Hyndman, and especially Miller.

Future eruptions of Mt Shasta could pose great hazards for the Weed planning area. Lava, pyroclastic, and mud flows pose the greatest threat to the planning area. In addition, an eruption that melts the often massive snow pack on Mt Shasta could cause rapid and extensive flooding in the planning area.

WILDLAND AND URBAN FIRES:

The Weed planning area is surrounded mainly by forests and/or brushland. Therefore, the potential for wildland fires affecting the planning is present should a local forest or brush fire burn "out of control".

The potential for damage associated with wildland fires is greatest in the following areas: Hillside Drive (nearby schools and residential), west and south of College Avenue (nearby College of the Siskiyous and residential), Bel Air street (residential), Lincoln Heights area (residential), Siskiyou/Black Butte Avenues (retail commercial, residential), Carrick Addition area (retail commercial, residential) and other areas. See Safety Appendix for location of these areas.

The potential for hazards associated with urban fires is greatest in areas with the following conditions: building structures spaced too closely, roadway widths too narrow for fire equipment, and inadequate water system conditions (inadequate water pressure or fire hydrants, etc). The following areas (see Safety Appendix for location) have been identified as inadequate regarding hazards associated with urban fires:

- 1) Main Street (buildings inadequately spaced).
- 2) Angel Valley (inadequate water pressure).
- 3) Lombardi, Florence, and Alamo streets (inadequate roadway width).

According to City officials (Rick Bothwell, Director of Public Works, 10/6/86, personal communication), the City's water supply is sufficient to meet all anticipated fire protection needs. The City has three sources of water which can be utilized to meet fire suppression needs in and around the City of Weed.

HAZARDOUS MATERIALS:

There is the potential for safety dangers associated with hazardous materials from three sources: Southern Pacific Railroad operations, trucking operations on Highways 5 and 97 and City streets, and gasoline fires on Weed Boulevard .

SP Railroad operates approximately 24 trains per day through the Weed planning area. The need for "switching" tracks, curves in the tracks, and landslide potential along the tracks exacerbate the potential for an accident involving hazardous materials.

Trucks transporting hazardous materials pass through the planning area many times daily (possibly as often as every hour). In addition, trucks exiting from Interstate Highway 5 to State Highway 97 must pass through the main retail center in the planning area. Excessive speed on the highways, many local and tourist motorists coupled with the often-congested retail area pose a situation for an accident or spill involving hazardous materials.

There are 8 retail gasoline stations located within 1/2 mile of each other on Weed Boulevard. This area, is an area of potential hazards associated with gasoline fires or spills. The potential for an accident involving hazardous materials is present in the Weed planning area. Appropriate plans and procedures can prevent or mitigate hazards associated with hazardous materials.

PLANNING AND SAFETY ISSUES

The following safety concerns are not present in the Weed planning area and need not be addressed in this element: seismically induced ground rupture, ground shaking, ground failure, subsidence, tsunami, seiche, and dam failure.

VULCANISM:

The dangers associated with an eruption of Mt Shasta pose safety concerns to the residents of the Weed planning area. Obviously, prevention of an eruption is impossible. However, measures can be enacted that can lessen the potential loss of lives and property if a major eruption should occur. The development of contingency plans should include the following:

- 1) Limited and total evacuation plans and procedures.
- 2) Limit access to and use of potentially hazardous areas if an eruption is imminent.
- 3) Evaluation of the possible effects of tephra, mudflows, lava flows, pyroclastic flows, and flooding on transportation routes, communication systems, water supplies, and utilities.
- 4) Evaluation of land use plans for development around Mt Shasta.
- 5) Training of emergency response personnel.
- 6) Evaluation of existing mutual aid agreements with local, state, and federal emergency response agencies.
- 7) Education of the local populace regarding early-warning signs of an imminent eruption and emergency response plans.

FLOODING:

Some flooding problems do exist in the Weed planning area primarily from high water on Boles Creek. Appropriate flood management planning can reduce the loss of life, damage to property, and the economic and social dislocation resulting from flooding.

The 100 year flood plain is the basic planning criteria to identify areas in which precautions should be taken. Flood management planning should affect this zone. Flood management planning does not mean prohibiting development within the 100 year flood plain. Rather, these areas should be designed for non-intensive uses so that loss of life and property can be minimized.

The National Flood Insurance Act offers an important incentive for implementation of a flood management plan. Property owners in the flood plain may obtain federally subsidized flood insurance if local agencies adopt flood management regulations and participates in the federal program.

A Flood Insurance Study, dated 7/20/81, was conducted by the Federal Emergency Management Agency in the planning area. The data and recommendations developed in this study should be utilized in the land use element and local building code.

Overlay zoning in 100 year flood zones is an important planning tool that can be implemented to minimize damage to property and persons in the planning area.

LANDSLIDES:

There are some areas on the slopes of the few hills in the Weed planning area that may be subject to landslides (see Safety Appendix).

As with flooding, management of landslide hazard zones does not mean prohibiting development in these areas. However, procedures can be implemented to reduce the potential for loss of life and property or mitigation measures can be required to reduce the risks associated with development of these landslide-prone areas.

Overlay zoning in the landslide hazard areas is an important planning tool that can be implemented to minimize damage to property and persons in the planning area.

WILDLAND AND URBAN FIRES:

Appropriate planning can reduce the risk of urban and wildland fires. Local agencies can implement the measures contained in the "FIRE SAFE GUIDES FOR RESIDENTIAL DEVELOPMENT IN CALIFORNIA" published and updated by the US Forest Service and the California Division of Forestry. This manual provides measures that can be taken by property owners and governmental officials to reduce the risks presented by wildland fires. In addition, there are many

publications and plans available to the Weed volunteer fire department to reduce the risks associated with urban fires.

City officials can also reduce the risks associated with urban and wildland fires by

- 1) Evaluating the water system to ensure adequate water supplies in the worst case fire situation. This evaluation should include number and location of fire hydrants, areas of low water pressure, and the overall system water storage capacity. If deficiencies are found, appropriate mitigation measures can be pursued.

- 2) Evaluating mutual aid agreements with local, state, and federal fire suppression agencies such as the CDF, USFS, Mt Shasta City, and Siskiyou County fire suppression agencies.

- 3) Sponsor training for the local fire department.

- 4) Enforce regulations prohibiting excessive plant growth or other flammable materials on private property.

- 5) Evaluating the current resources of the local fire department and, if deficiencies are found, enact plans to correct the deficiencies.

- 6) Evaluate the present communication system for adequacy regarding prompt fire reporting.

Again, overlay zoning in areas subject to wildland fires is an important planning tool to minimize damage to property and persons.

HAZARDOUS MATERIALS:

Procedures and plans can be enacted to better protect the residents of the Weed planning area from the risks associated with accidents involving hazardous materials. As noted earlier, hazardous material risks are associated with three operations: Southern Pacific Railroad, trucking on highways and City streets, and gasoline stations in the City.

SP Railroad has developed an advisory document entitled "HOW TO OBTAIN EMERGENCY RESPONSE INFORMATION - A GUIDE FOR FIREMEN". This publication recommends that local agencies proceed first by determining the contents of the affected car(s) by an examination of waybills in the train or contacting SP operations via a 24-hour telephone service with the car number(s) if a waybill is not available. Once the contents of the affected car(s) is known, local agencies should consult the SP booklet entitled "EMERGENCY HANDLING OF HAZARDOUS MATERIALS IN SURFACE TRANSPORTATION" for proper procedures and handling of the hazardous material. Once this information is obtained, local officials can determine appropriate actions in consultation with expert personnel and local emergency response plans.

The California Vehicle Code assigns overall responsibility for highway accidents involving hazardous materials to the California Highway Patrol. A CHP operations manual outlines the roles of appropriate federal, state, and local agencies and notes that City police departments shall act as "scene manager" for hazardous material incidents within their jurisdictions. In addition, local agencies do have responsibility for the residents in their jurisdictions in any emergency.

There are publications available for the prevention and mitigation of the effects of gasoline fires. In addition, there are procedures that can be implemented by local fire departments that can limit the "spread" of any fire that would occur along south Weed boulevard.

From the above discussion, it appears that, while assistance is provided by private, state, and federal agencies, local fire, police, and emergency response agencies and officials have most of the responsibility for handling an accident involving hazardous materials. Since this is the case, appropriate policies, plans, and procedures must be enacted and local personnel be provided on-going training so that the residents and property in the planning area may best be protected from the risks associated with an accident involving hazardous materials.

LIST OF APPENDICES

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S-2) Map of Geologic Features in the Region of the Weed planning area.

S-3) Map of Relative Amounts of Landslides in California.

S-4) Map of Subsidence Areas in California.

S-5) Map of Maximum Expectable Earthquakes in California.

S-6) Map of Historic and Quaternary Fault Displacement in California

S-7) Summary of Conclusions Regarding Earthquakes in Siskiyou County, California

S-8) Map of Areas of Potential Volcanic Hazards in California.

S-9) Zones of Potential Hazard from Lava Flows from Future Eruptions in the Vicinity of Mt. Shasta, California

S-10) Zones of Potential Hazard from Pyroclastic Flows and Associated Ash Clouds and Mudflows that may result from Future Eruptions in the Vicinity of Mt. Shasta, California.

S-11) Map of Urban Fire, Wildland Fire, and Landslide Hazards.

APPENDIX S-1

LIST OF REFERENCES

Alt D. and Hyndman D., 1975, Roadside Geology of Northern California, 244 pages

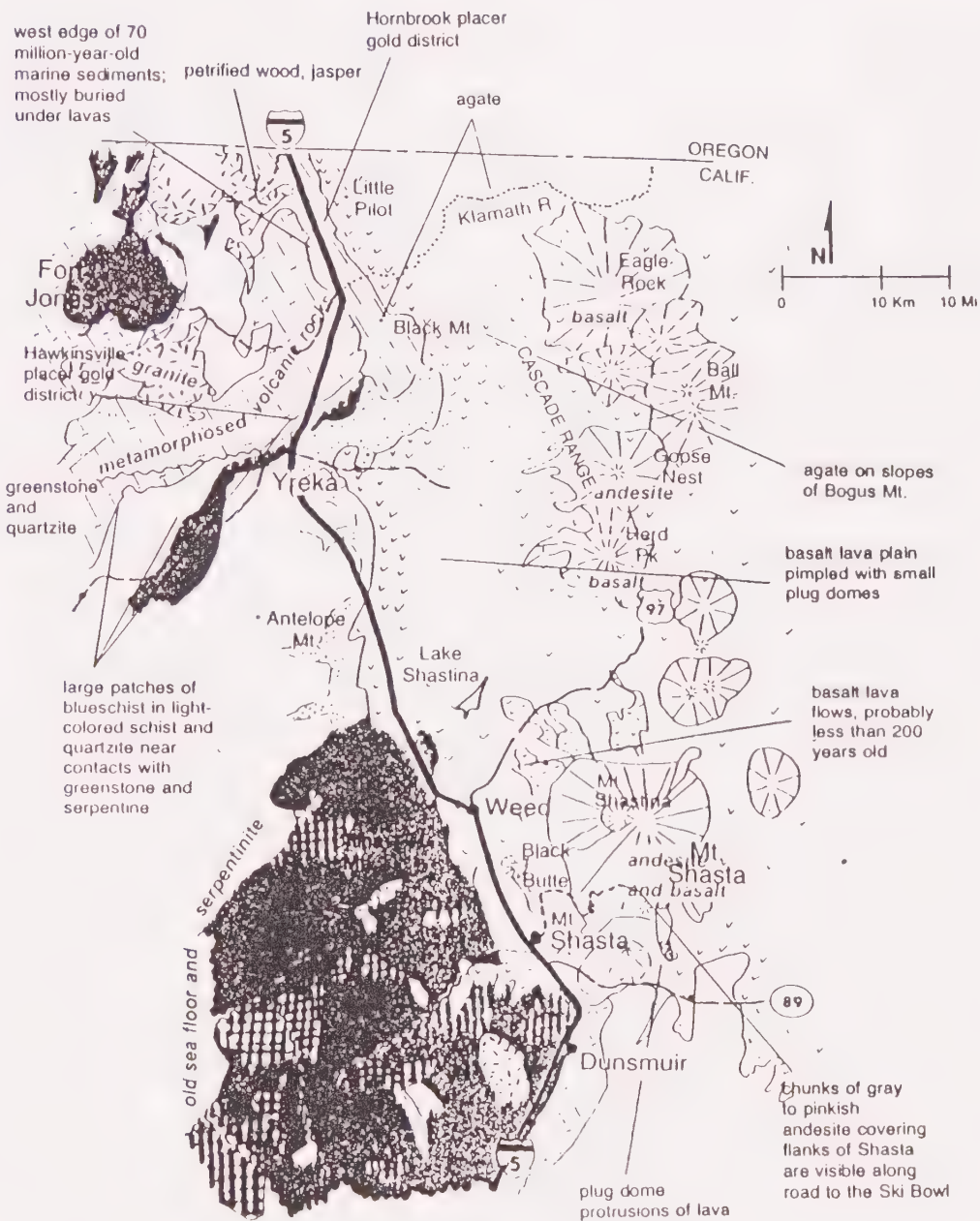
Bailey E., Editor, 1966, Geology of Northern California, California Division of Mines and Geology, Bulletin 190, 507 pages.

Federal Emergency Management Agency, 1981, Flood Insurance Study of the City of Weed, Community Number 060649, 13 pages plus maps

Miller, C. Dan, 1980, Potential Hazards from Future Eruptions in the Vicinity of Mount Shasta Volcano, Northern California, US Geological Survey, Bulletin 1503, 43 pages plus maps.

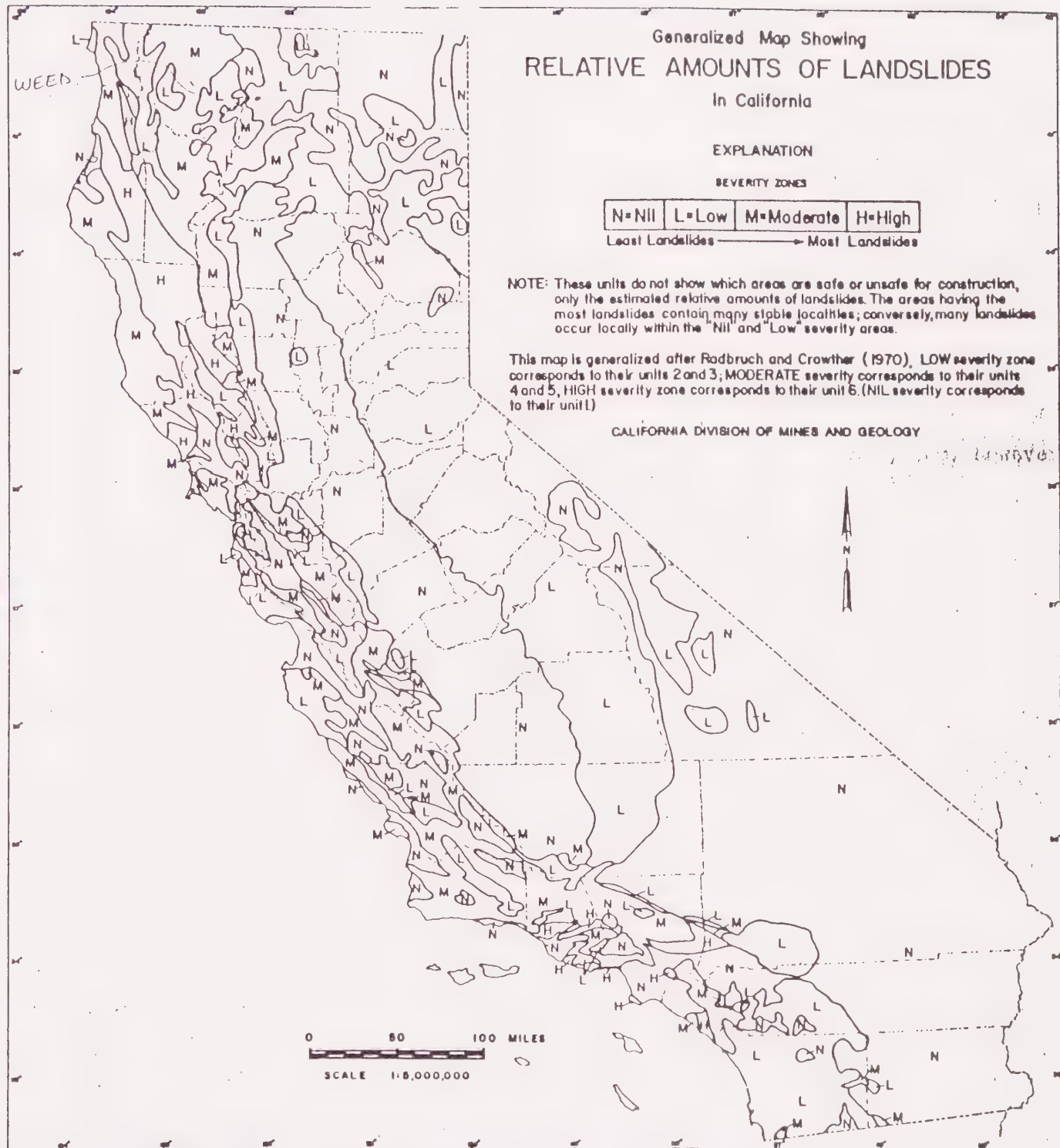
Siskiyou County Planning Department, 1975, Seismic Safety Element, Siskiyou County General Plan, 94 pages.

Appendix S-2) Map of Geologic Features in the Region of the
Weed planning area.



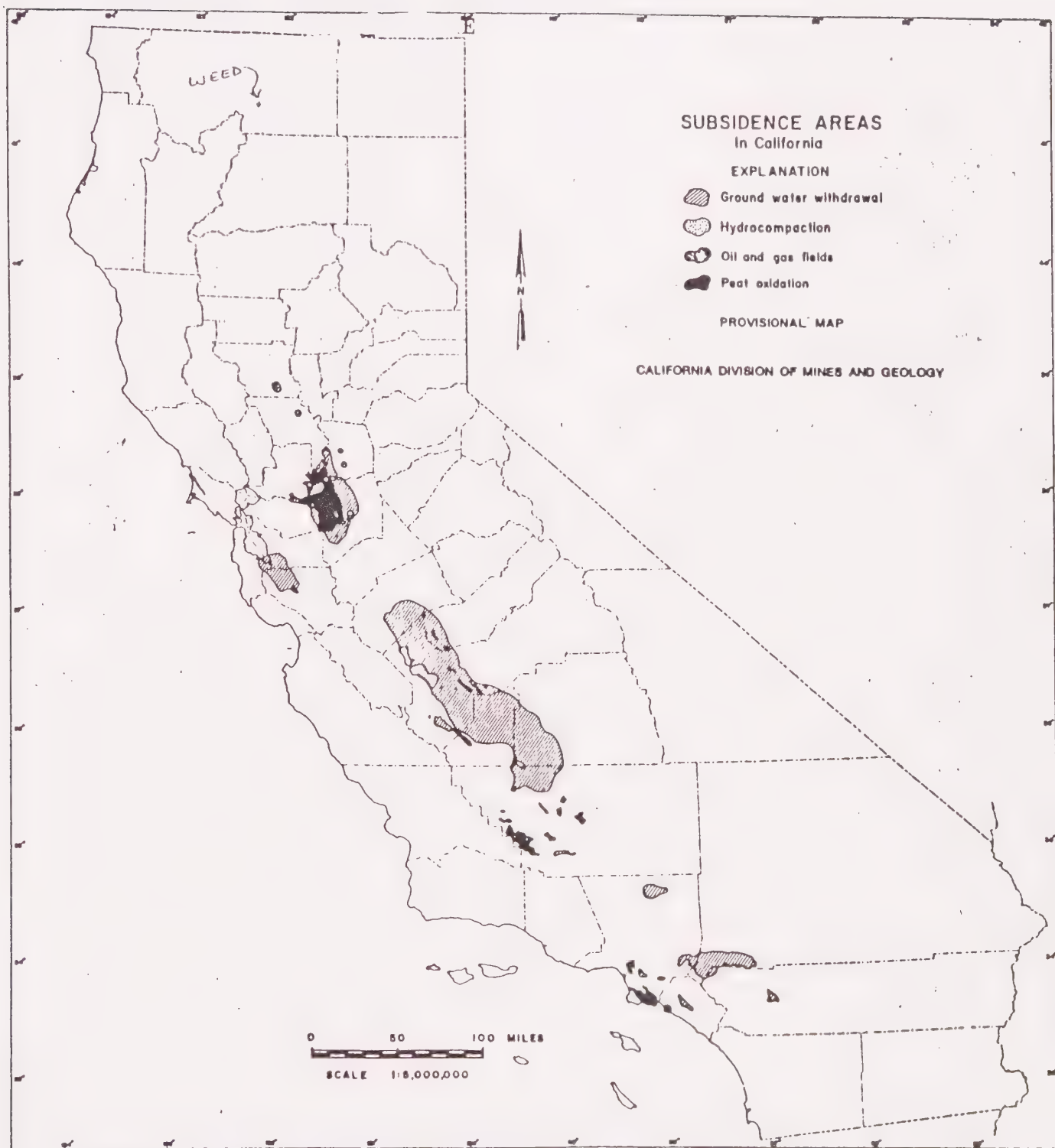
SOURCE: ROADSIDE GEOLOGY OF NORTHERN CALIFORNIA, page 200.

Appendix S-3) Map of Relative Amounts of Landslides in California.



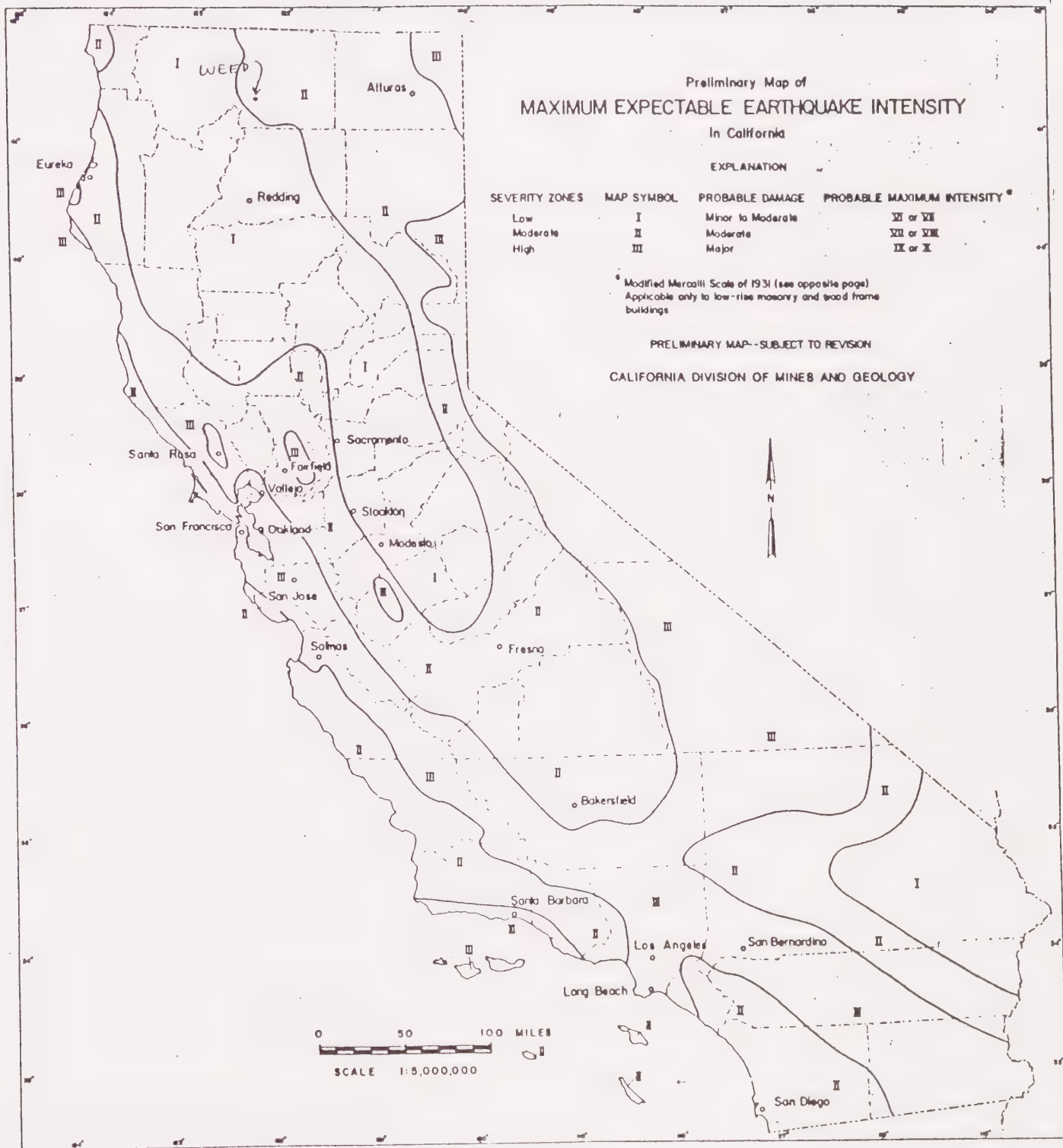
Generalized map showing relative amounts of landslides in California.

Appendix S-4) Map of Subsidence Areas in California.



Subsidence areas in California.

Appendix S-5) Map of Maximum Expectable Earthquakes in California.



Preliminary map of maximum expectable earthquake intensity in California.

Appendix S-6) Map of Historic and Quaternary Fault
Displacement in California

Preliminary Map of HISTORIC AND QUATERNARY FAULT DISPLACEMENT

In California

EXPLANATION

- Historically active fault associated with one or more of the following*
 - a. Recorded earthquake with surface rupture.
 - b. Tectonic creep—slow ground displacement usually without accompanying earthquakes.
 - c. Seismic activity—alignment of earthquake epicenters including microearthquakes, related to a fault mapped at the surface.
- Quaternary displacement, without historic record.* Recognized by displaced alluvium, terraces, or other Quaternary units; offset streams, alignment of sag ponds, fault trenches, or fault saddles. Includes concealed fault-controlled ground water barriers or cascades in Quaternary sediments as indicated by water well data.
- * Solid line where location is well defined; dashed line where approximate or inferred; dotted where concealed by younger rocks or under lakes or ocean.

GENERALIZED MAP

Based on State Geologic Map compilation, 1:750,000, in progress.

CALIFORNIA DIVISION OF MINES AND GEOLOGY

0 50 100 MILES
SCALE 1:3,000,000

Preliminary map of historic and Quaternary fault displacement in California.

Appendix S-7) Summary of Conclusions Regarding Earthquakes
in Siskiyou County, California

SUMMARY OF CONCLUSIONS

1. Existing seismic risk maps of California and the United States are unreliable because they are not based upon more detailed study of smaller areas. Also, existing maps are contradictory in some county-sized areas, and there is no objective way to choose which is correct.
2. Earthquake history is the most objective guide to the future that is presently available to us.
3. There is written record of 295 earthquakes having occurred in Northeast California since 1851; 22 of these achieved an intensity of VI (M.M.), 10 an intensity of VII, and one questionable occurrence of intensity VIII.
4. Of known earthquakes in the region, 90% were of intensity V or less, capable only of very minor damage or no damage at all.
5. There have not been any injuries or deaths caused by earthquakes in the region.
6. Property damage caused by earthquakes in the region has been very small.
7. There is no evidence of an earthquake greater than magnitude 6.5 having occurred in the region.
8. Earthquakes occurring outside the region in California, Nevada, and Oregon have not had any greater effects in the region than much smaller earthquakes originating within the boundaries of the region.
9. There are four small areas within the region that should be treated as active faults. Each of these should be investigated more, but do not appear to be of major concern. Building should not be permitted in these areas.
10. There are many faults that must be regarded as potentially active, but they do not pose a serious threat.
11. There are two large faults, the Honey Lake fault and the Surprise Valley fault, that should become the subjects of additional study. While there is no evidence that they are dangerous, evidence is not yet complete.
12. There are many faults in the region that can be classified as inactive.
13. Planning within the region should be based upon a maximum intensity earthquake of VIII (M.M.). Such earthquakes will not occur frequently.

14. The hypothetical intensity VIII earthquake might occur anywhere in the region.
15. Earthquake hazard in Northeast California is not great compared to the rest of California.
16. Earthquake hazard in Northeast California is not great when compared with other natural hazards in the same region.

Appendix S-8) Map of Areas of Potential Volcanic Hazards in California.

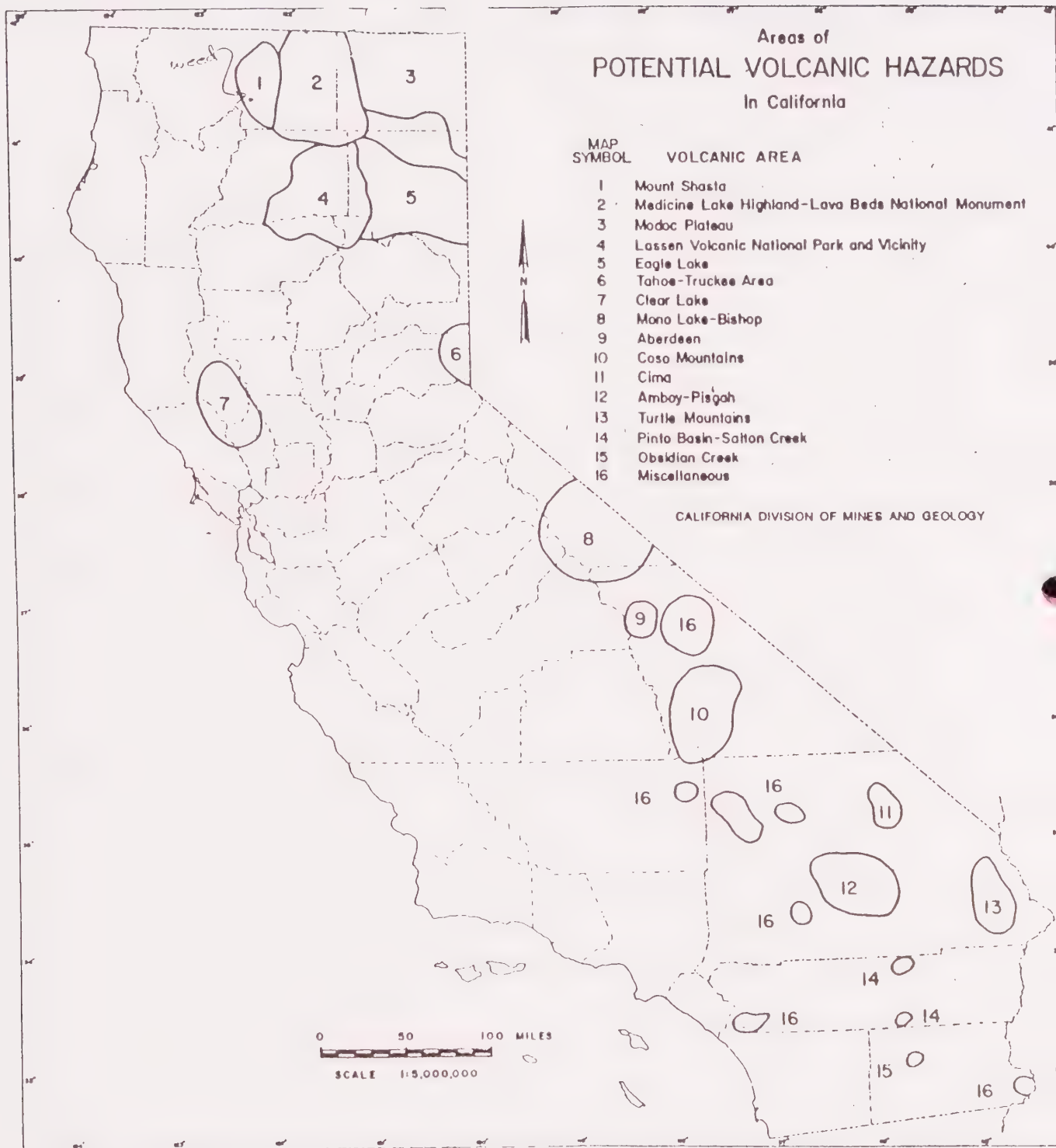
Areas of POTENTIAL VOLCANIC HAZARDS In California

MAP
SYMBOL

VOLCANIC AREA

- 1 Mount Shasta
- 2 Medicine Lake Highland-Lava Beds National Monument
- 3 Modoc Plateau
- 4 Lassen Volcanic National Park and Vicinity
- 5 Eagle Lake
- 6 Tahoe-Truckee Area
- 7 Clear Lake
- 8 Mono Lake-Bishop
- 9 Aberdeen
- 10 Coso Mountains
- 11 Cima
- 12 Amboy-Pisgah
- 13 Turtle Mountains
- 14 Pinto Basin-Salton Creek
- 15 Obsidian Creek
- 16 Miscellaneous

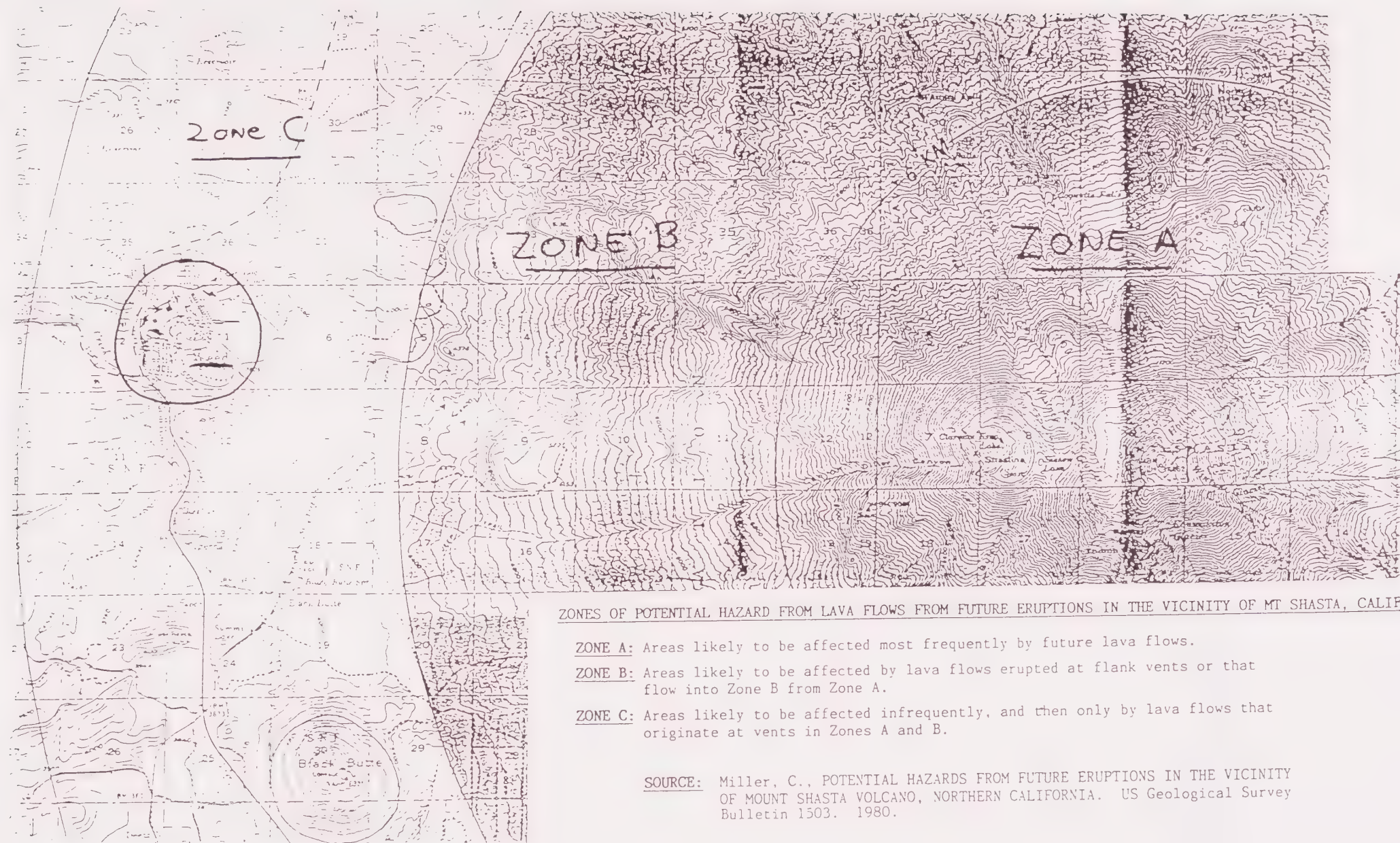
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Appendix S-9) Zones of Potential Hazard from Lava Flows from
Future Eruptions in the Vicinity of Mt. Shasta, California

Appendix S-10) Zones of Potential Hazard from Pyroclastic Flows and Associated Ash Clouds and Mudflows that may result from Future Eruptions in the Vicinity of Mt. Shasta, California.

Appendix S-11) Map of Urban Fire, Wildland Fire, and
Landslide Hazards.



ZONES OF POTENTIAL HAZARD FROM LAVA FLOWS FROM FUTURE ERUPTIONS IN THE VICINITY OF MT SHASTA, CALIF.

ZONE A: Areas likely to be affected most frequently by future lava flows.

ZONE B: Areas likely to be affected by lava flows erupted at flank vents or that flow into Zone B from Zone A.

ZONE C: Areas likely to be affected infrequently, and then only by lava flows that originate at vents in Zones A and B.

SOURCE: Miller, C., POTENTIAL HAZARDS FROM FUTURE ERUPTIONS IN THE VICINITY OF MOUNT SHASTA VOLCANO, NORTHERN CALIFORNIA. US Geological Survey Bulletin 1503. 1980.

ZONES OF POTENTIAL HAZARD FROM PYROCLASTIC FLOWS AND
ASSOCIATED ASH CLOUDS AND MUDFLOWS THAT MAY RESULT FROM
FUTURE ERUPTIONS IN THE VICINITY OF MT SHASTA, CALIF.

EXPLANATION

FLOWAGE HAZARD ZONES—Blank areas within hazard zones are hills thought to be too high to be reached by pyroclastic flows or mudflows. These areas, however, may be affected by ash clouds and air blasts associated with pyroclastic flows. The area west of Shastina, within hazard zones 1, 2, and 3 (shown by dot pattern), is not likely to be directly affected by pyroclastic flows or mudflows originating near the summit or on the north, east, or south flanks of Mount Shasta. The area will probably be shielded from such flowage deposits by the cone of Shastina. This area, however, may be affected by air blasts and ash clouds associated with pyroclastic flows originating near the summit or on the north, east, or south flanks of Mount Shasta.

Zone 1—Areas likely to be affected most severely and most frequently by pyroclastic flows and associated ash clouds, lateral blasts, and mudflows resulting from future eruptions.

Zone 2—Areas of intermediate potential hazard, likely to be affected less frequently by pyroclastic flows and associated ash clouds and mudflows from future eruptions.

SOURCE: Miller, C., POTENTIAL HAZARDS FROM FUTURE ERUPTIONS IN THE VICINITY OF MOUNT SHASTA VOLCANO, NORTHERN CALIFORNIA. US Geological Survey Bulletin 1503. 1955

ZONE 2

ZONE 1



APPENDIX 1
SAFETY HAZARD ZONE

Urban fire hazard

Wildland fire hazard

Landslide hazard

Hammond Ranch Subdivision

NUMBERING DIS
NUMBERING DIS

NOISE ELEMENT

NOISE ELEMENT

INTRODUCTION

Government Code section 65302(f) requires cities and counties to adopt a noise element:

which shall identify and appraise noise problems in the community. The noise element shall recognize the guidelines established by the Office of Noise Control in the State Department of Health Services and shall analyze and quantify, to the extent practical,...current and projected noise levels for...

- (1) Highways and freeways.
- (2) Primary arterials and major local streets.
- (3) ...Railroad operations...
- (4) Commercial, general aviation, heliport,...and...other...functions related to airport operation.
- (5) Local industrial plants...
- (6) Other ground stationary noise sources...

Noise contours shall be shown for all of these sources and stated in terms of community noise equivalent level (CNEL) or day-night average level (Ldn). The noise contours shall be prepared on the basis of noise monitoring or...modeling techniques...

The noise contours shall be used as a guide for...land uses in the land use element that minimizes the exposure of community residents to excessive noise.

The noise element shall include implementation measures and possible solutions that address existing and foreseeable noise problems, if any. The adopted noise element shall serve as a guideline for compliance with the state's noise insulation standards.

GOALS

I) Identification of existing and projected noise levels in the City so that noise may be considered in the land use element and zoning ordinance.

II) Identification of existing noise-sensitive areas in the City for protection from future noise-generating development.

III) Identification of existing noise-generating areas for protection from future noise-sensitive new development.

IV) Definition of the community noise environment and the development of noise level contours to determine and facilitate compliance with State Noise Insulation Standards.

V) Protect City residents from excessive noise levels.

POLICIES/IMPLEMENTATION MEASURES

A) The City shall monitor community noise levels.

IMPLEMENTATION MEASURE: City shall appoint a noise officer to monitor noise levels, receive and process complaints from City residents, and recommend noise-reducing mitigation measures to existing and future noise-generating development.

B) The City shall enforce noise-related laws.

IMPLEMENTATION MEASURE: City shall adopt a noise ordinance after review of State guidelines and "model" ordinance.

C) The City shall regulate future development to reduce the impacts of undesirable noise levels

IMPLEMENTATION MEASURE: City shall adopt and comply with State Noise Insulation Standards, as contained in Title 25, Article 4 of the California Administrative Code.

D) The City shall consider noise impacts of all City actions.

IMPLEMENTATION MEASURE: City shall assess the noise-generating impact of its actions, especially road development and industrial development, prior to approval of the actions.

E) The City shall consider the community noise environment in the development of land use and zoning standards.

IMPLEMENTATION MEASURE: City shall develop a noise overlay zoning procedure during the next revision of the City zoning ordinance.

PLANNING AND THE NOISE ELEMENT

The Government Code mandates that the noise element "recognize the guidelines established by the Office of Noise Control". The Guidelines essentially recommend the following procedure:

- 1) Define the noise environment by the development of noise contours.
- 2) Noise compatible land use planning.
- 3) Mitigate excessive noise.
- 4) Enforcement of local noise standards.

CURRENT COMMUNITY NOISE ENVIRONMENT

The City of Weed is a small, rural community. Land use consists primarily of residential, retail commercial, and public and private transportation corridors. Major noise producers such as large industrial plants, major freeways, and active freight and passenger railroad are present in the planning area.

The two major noise sources in the City are the Southern Pacific Railroad, Interstate Highway 5, and State Highway 97. All three sources generally bisect the City in a north/south trending fashion. SP train tracks and highway 5 are generally close and parallel to each other.

In addition, the Morgan and Roseburg wood processing industrial plants, while located out of the City limits, do affect the City noise environment. However, only the veneer plant of the Roseburg operation contributes substantial noise to the planning area.

SOUTHERN PACIFIC RAILROAD

Southern Pacific Railroad freight trains pass through the City 4 times per day: 2 day and 2 night operations on the Weed- Montague- Oregon line. In determining noise levels it is necessary to determine the equivalent number of on-line rail operations to account for effects of noise during the day and at night.

Equivalent number of on-line operations may be expressed utilizing the following formula developed by the State Department of Health Services Office of Noise Control:

$$N = n(d) + 10(n(n))$$

where: N = equivalent number of operations
 $n(d)$ = number of operations between 7AM and 10PM
 $n(n)$ = number of operations between 10PM and 7AM.

The equivalent number of on-line railroad operations in Weed is 22 ($2 + 2(10)$).

This equivalent number of rail operations was utilized in the Siskiyou County Noise Element to develop the information contained in Appendix N-5 and the noise contours contained in Appendix N-2.

For more detailed information on the development of noise contours in the planning area see Noise Appendix N-1.

HIGHWAYS 5 AND 97

Utilizing traffic counts obtained from CALTRANS, diesel trucks percentage of total traffic from the Agricultural Inspection Stations in Dorris and Hornbrook, an average speed assumption of 60 MPH, and nomographs included as Appendices N-3 and N-4, noise contours of the noise levels from Interstate 5 and Highway 97 can be determined. The contours in Appendix N-2 have been developed from the information contained in the nomographs in Appendices N-3 and N-4.

For more detailed information on the development of noise contours in the planning area see Appendix N-1.

NOISE SENSITIVE LOCATIONS:

There are 7 noise sensitive locations in the planning area: 1 convalescent home, 3 parks, and 3 schools. Appendix N-2 provides the locations of these noise sensitive areas.

PROJECTED COMMUNITY NOISE ENVIRONMENT

The projected community noise environment in the 1995-2000 year time frame is quite difficult to determine. Southern Pacific rail operations, while constant for the past 8 years, are impossible to predict. In addition, increases in traffic volumes on the highways are difficult to predict. CALTRANS states that a good "rule of thumb" is a 5% annual growth rate in traffic volumes. However, during the last 15 years this projected growth rate has varied greatly and the next 15 years may approximate the past 15 years.

Since the future levels of activity for the two major noise producers in the planning area, SP railroad and CALTRANS highways, cannot be accurately predicted, projected noise levels are not included in this element.

COMMUNITY NOISE ENVIRONMENT AND LAND USE

The location of noise contours is used to determine the noise levels in various locations in the planning area. Knowledge of the noise levels in the planning area is essential in the development of sound land use planning. With this knowledge, planners can protect the activities of noise producers and noise sensitive uses by proper site location and/or building standards.

Two specific measures that can be implemented are noise area overlay zoning and building standards for construction in noise areas. Overlay zoning would generally prohibit certain activities from noise areas or the locating of noise producers in non-noise areas. Building standards designed to reduce noise levels can be incorporated into the City building permit procedure.

Appendix N-6 contains standards for the location of various activities in different outdoor noise environments. Appendix N-7 contains standards for indoor noise levels.

State law (Administrative Code, Title 25, Article 4) makes the following requirements of all multi-family construction to insulate building interiors from exterior noise sources:

- 1) Location and orientation of multi-unit dwellings that will be located in critical noise areas, such as proximity to railroads or industrial areas, shall be designed to prevent the intrusion of exterior noises beyond prescribed levels with all exterior doors and windows closed. Proper design shall include any or all of the following at a minimum: orientation of the structure(s), set-backs, shielding, and building sound insulation. In addition, an acoustical analysis shall be conducted when construction is proposed along freeways, railroads, or industrial sources.

- 2) Interior noise levels in any habitable room shall not exceed a CNEL of 45 db.

- 3) Noise insulation is required if the dwelling is constructed within the 60 db(A) contour.

Since most residential structures have the capability of reducing noise levels by approximately 20 db(A) with standard construction techniques, the 45 db maximum interior noise level can be achieved in any zone that has noise levels 65 db(A) or less. In areas with noise levels exceeding 65 db(A), additional noise reduction techniques such as insulation, dual-pane windows, or shields should be required of the building developer.

The State Office of Noise Control has developed a "model" noise ordinance which communities can use to develop a local noise ordinance. Included in the noise ordinance are provisions for monitoring, evaluating land use and building decisions, and enforcement to maintain acceptable noise levels.

The importance of the noise element in overall planning cannot be overstated. The development of sound planning regarding the community noise environment ensures protection for both noise producers and activities sensitive to excessive noise. The development of noise standards is not

designed to restrict noise producers, such as industrial plants or transportation modes, but to ensure that noise producers enhance, rather than inhibit, the overall development of the community.

LIST OF APPENDICES

N-1) Procedures for the Development of Noise Contours (2 pages).

N-2) Noise Contour Map and Noise Sensitive Areas.

N-3) Nomograph for approximate Prediction of Highway Noise Levels: Interstate 5.

N-4) Nomograph for Approximate Prediction of Highway Noise Levels: State Highway 97.

N-5) Estimated Distance (in feet) to Railroad Noise Contours, Siskiyou County, 1978.

N-6) Land Use Compatibility for Exterior Community Noise.

N-7) Suggested Interior Noise Levels Considered Compatible for Various Uses.

APPENDIX N-1

PROCEDURES FOR THE DEVELOPMENT OF NOISE CONTOURS

Noise contours were developed for current noise levels for railroad and highway sources of noise in the City of Weed.

INTERSTATE AND STATE HIGHWAYS

Noise contours were developed for highways (which includes Weed Boulevard) in the Weed planning area utilizing traffic counts obtained from the California Department of Transportation (CALTRANS), percentage of trucks data obtained from the State Department of Agriculture agricultural inspection stations, and a nomograph provided by the State Department of Health Services, Office of Noise Control.

Peak hour traffic counts were obtained from the 1985 Traffic Volumes published by CALTRANS. 1985 figures are assumed to represent current volumes.

Data on the percentage of all vehicles that are diesel trucks was obtained from counts maintained by the agricultural inspection stations in Dorris and Hornbrook.

Utilizing peak hourly traffic volume, percentage of trucks, and assuming 60 MPH average vehicle speed for highways 5 and 97 the nomographs contained in Appendices N-3 and N-4 can be completed.

Once the nomographs are completed, L10 dBA noise levels at specific distances can be determined. Contours for 60 Ldn, 65 Ldn, or 70 Ldn can be developed from the information contained in the nomograph by reducing the L10 dBA contours by 3 dBA. For example, a review of the Interstate 5 nomograph indicates that the current 73 L10 dBA contour is located approximately 270 feet from the freeway centerline. Since a reduction in the L10 dBA contours of 3 dB will approximate the Ldn contour, the distance also corresponds to the current 70 dBA Ldn contour.

SOUTHERN PACIFIC RAILROAD

Appendix N-5 contains a table obtained from the Siskiyou County Noise Element which contains distances to various noise contours around the Weed-Oregon via Montague railroad segment. This table was developed utilizing the following information: 2 day and 2 night operations on the Weed-

Oregon via Montague segment. 1986 and for the foreseeable future SP railroad operations are the same as those contained in the Siskiyou County Noise Element (David VanHeest, SP Railroad, Dunsmuir, 9/23/86, personal communication). Therefore, the table contained in Appendix N-5 is accurate for current and projected SP railroad operations.

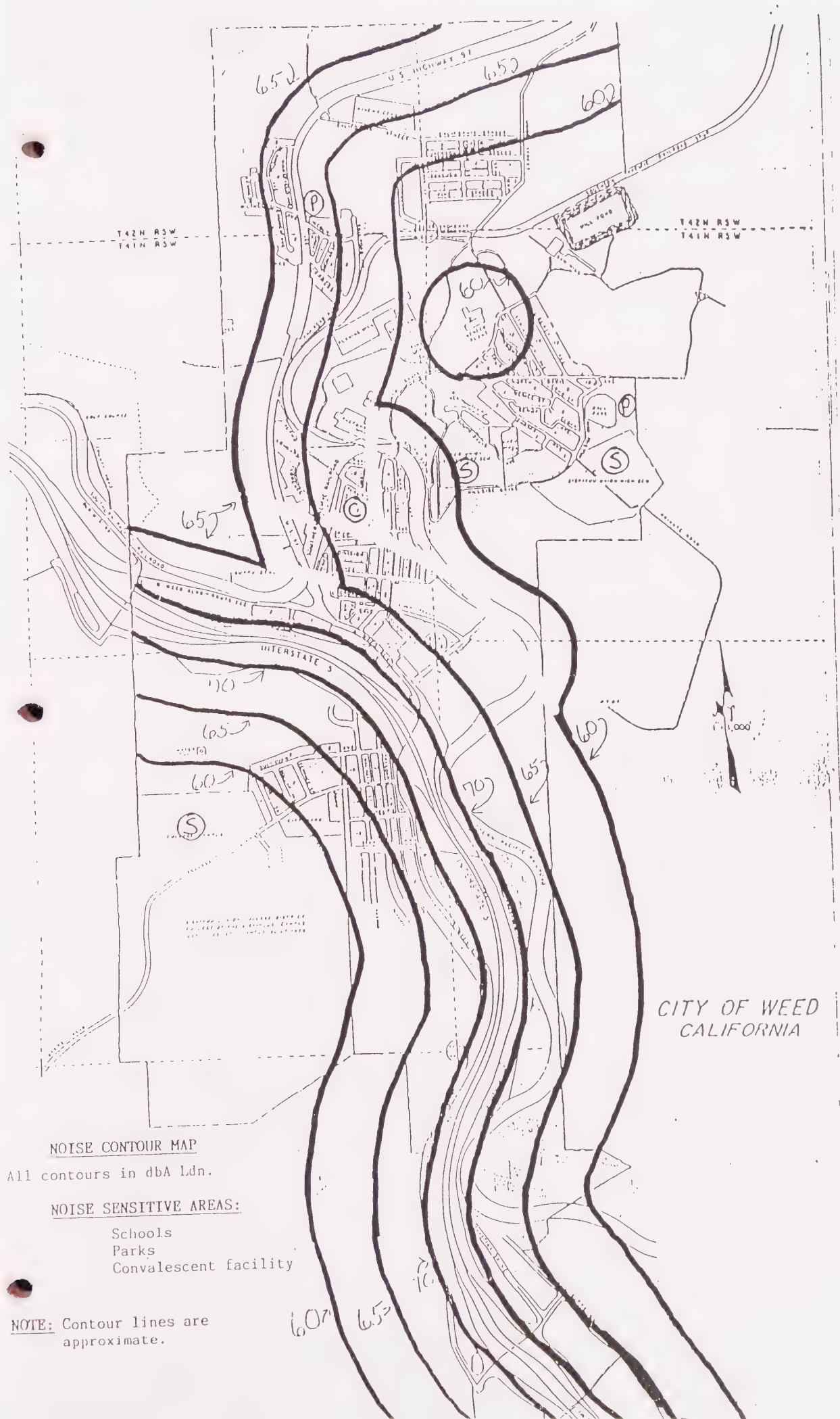
The procedure utilized in determining railroad noise levels in the Siskiyou County Noise Element is that contained in SIMPLIFIED PROCEDURE FOR DEVELOPMENT RAILROAD NOISE EXPOSURE CONTOURS by Jack W. Swing, Sound and Vibration Magazine, February, 1975.

PROJECTED NOISE LEVELS

A review of Appendix N-2 illustrates that some of the noise sources overlap each other. This makes the development of noise contours a difficult exercise. The noise contours developed in Appendix N-2 are conservative, that is they do not assume the noise amplification inherent in overlapping noise sources.

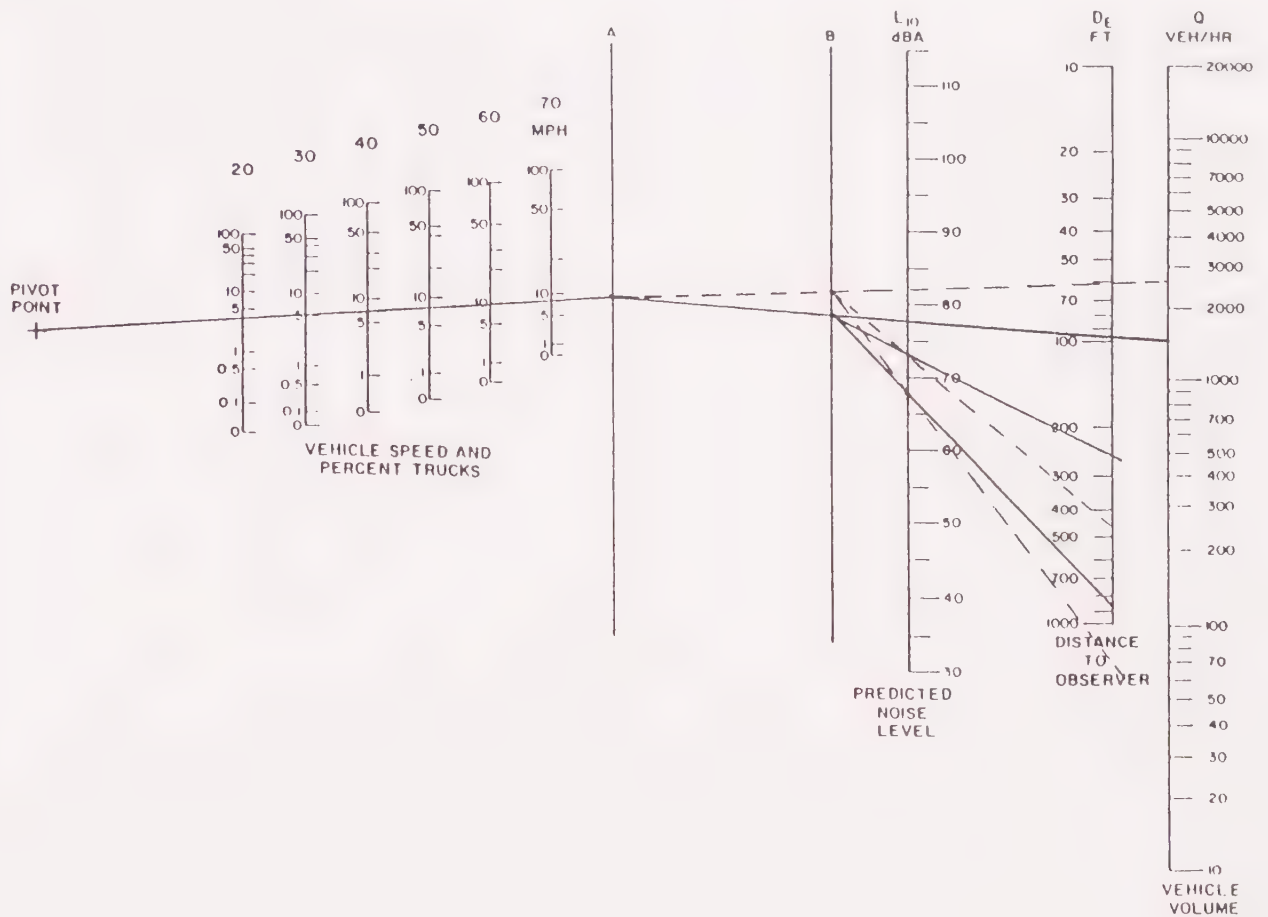
In addition, the development of projected noise sources is very difficult in the planning area. This is due to the fact that the railroad and highway noise contours overlap in much of the planning area. Therefore, the development of projected noise sources is not indicated on the map contained as Appendix N-2.

APPENDIX N-2) Noise Contour Map and Noise Sensitive Areas.



APPENDIX N-3) Nomograph for approximate Prediction of Highway Noise Levels: Interstate 5.

NOMOGRAPH FOR APPROXIMATE PREDICTION OF HIGHWAY NOISE LEVELS



INTERSTATE 5: CURRENT AND PROJECTED NOISE LEVELS

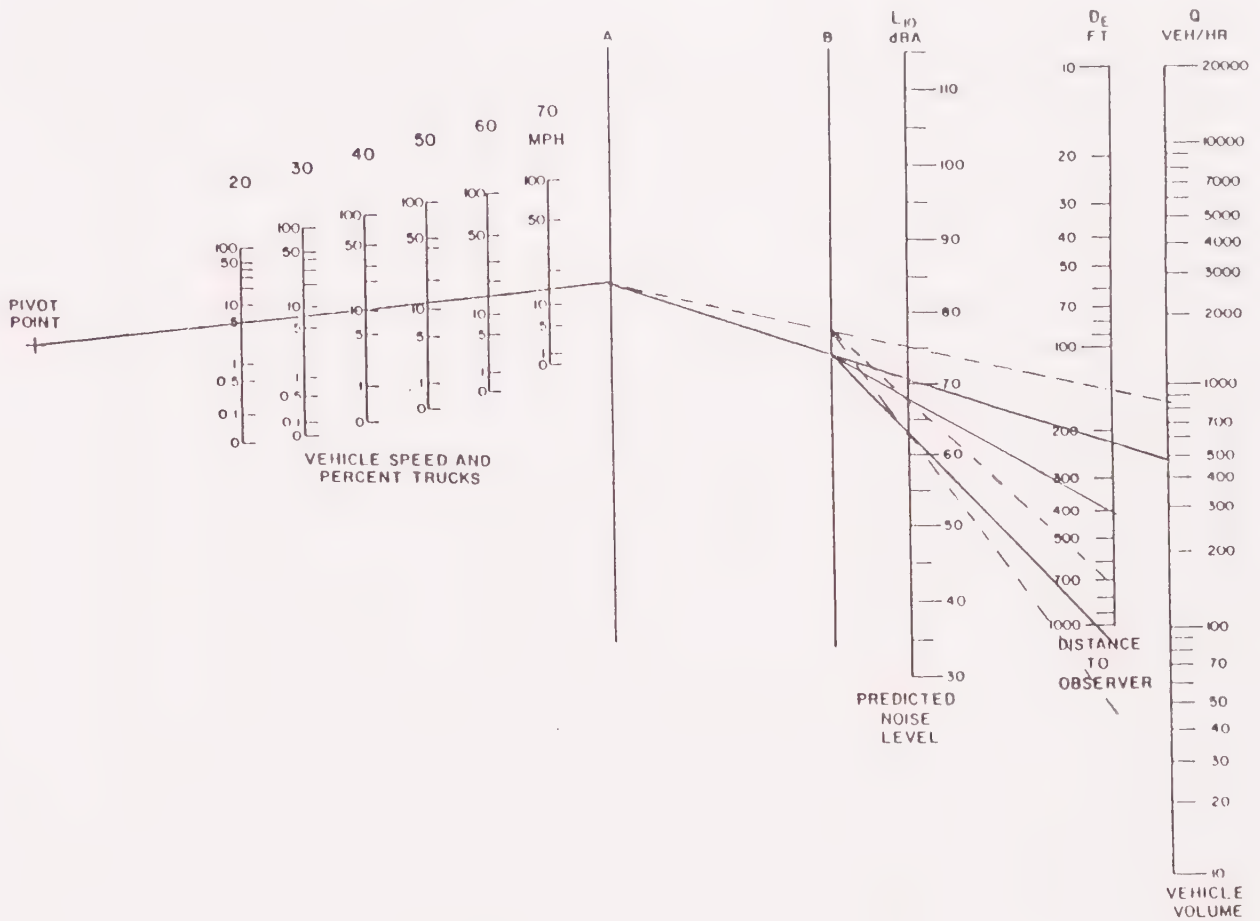
- Current (1985) —————
- Projected (2000) - - - - -

DISTANCE TO NOISE CONTOURS (1985):

60 dbA Ldn = 1,740 feet
 65 dbA Ldn = 880 feet
 70 dbA Ldn = 270 feet

APPENDIX N-4) Nomograph for Approximate Prediction of
Highway Noise Levels: State Highway 97.

NOMOGRAPH FOR APPROXIMATE PREDICTION OF HIGHWAY NOISE LEVELS



STATE HIGHWAY 97: CURRENT AND PROJECT NOISE LEVELS

-Current (9185) —————

-Projected (2000) - - - - -

DISTANCE TO NOISE CONTOURS (1985):

60 dbA Ldn = 1,200 feet

65 dbA Ldn = 400 feet

70 dbA Ldn = 175 feet

APPENDIX N-5) Estimated Distance (in feet) to Railroad Noise
Contours, Siskiyou County, 1978.

TABLE A-11: ESTIMATED DISTANCE (IN FEET) TO RAILROAD NOISE CONTOURS,
SISKIYOU COUNTY, 1978. *

Railroad and Segment	Decibels		(db (A))	in Ldn
	<u>75</u>	<u>70</u>	<u>65</u>	<u>60</u>
Southern Pacific				
Shasta County - Weed		340	625	1,140
Weed - Oregon via Macdoel	190	370	640	1,250
Weed - Montague		125	270	475
Montague - Oregon			170	320
McCloud River				
McCloud - Mt. Shasta City		125	270	480
McCloud		170	335	600

* Note: Since railroad equivalent operations are the same in 1985 and into the foreseeable as they were in 1978, current and projected noise contours are equivalent.

APPENDIX N-6) Land Use Compatibility for Exterior Community Noise.

LAND USE COMPATIBILITY FOR EXTERIOR COMMUNITY NOISE *

LAND USE CATEGORY	Noise Ranges (Ldn)			
	1	2	3	4
Auditoriums, concert halls, amphitheaters, music halls)				
Passively-used open space (quiet or contemplation areas of public parks))	50	50-55	55-70	70
Residential. All dwellings including single-family, multi-family, group quarters, mobile homes, etc.)				
Transient lodging, hotels, motels.)	60	60-65	65-75	75
School classrooms, libraries, churches.)				
Hospitals, convalescent homes, etc.)				
Actively utilized playgrounds, neighborhood parks, golf courses.)				
Office buildings, personal business and professional services.)				
Light commercial. Retail, movie theaters, restaurants.)	65	65-70	70-75	75
Heavy commercial. Wholesale, industrial, manufacturing, utilities, etc.)				

Noise Range 1

Acceptable land use. No special noise insulation or noise abatement requirements unless the proposed development is itself considered a source of incompatible noise for a nearby land use (i.e., an industry locating next to residential uses).

Noise Range 2

New construction or development allowed only after necessary noise-abatement features are included in design. Noise studies may be required if the proposed development is itself considered a source of incompatible noise for a nearby land use.

Noise Range 3

New construction or development should generally be avoided unless a detailed analysis of noise reduction requirements is completed and needed noise abatement features included in design.

Noise Range 4

New construction or development generally not allowed.

* SOURCE: SISKIYOU COUNTY NOISE ELEMENT

APPENDIX N-7) Suggested Interior Noise Levels Considered
Compatible for Various Uses.

SUGGESTED INTERIOR NOISE LEVELS (Ldn)

CONSIDERED COMPATIBLE FOR VARIOUS USES

<u>USE</u>	<u>Ldn</u>	<u>BASIS FOR CRITERIA</u>
<u>RESIDENTIAL</u>	45	Undisturbed Sleep and State Law (Cal Admin. Code, Title 25, Ch. 1, Subch. 1, Art. 4, Sect. 1092)
<u>COMMERCIAL</u>		
Hotel-Motel	45	Undisturbed Sleep and State Law (Cal Admin. Code, Title 25, Ch. 1, Subch. 1, Art. 4, Sect. 1092)
Executive Offices, Conference Rooms	55	Speech communication - 3.5 meters - normal voice
Staff Offices	60	Speech communication - 2 meters - normal voice
Restaurant, Markets, Retail Stores	60	Speech communication - 2 meters - normal voice
Sales, Secretarial	65	Speech communication - 1 meter - normal voice
Sports Arena, Bowling Alley, etc.	70	Speech communication - 0.7 meters or 2.25 feet-raised voice
<u>INDUSTRIAL</u>		
Offices (same as above)	55-60	
Laboratory	60	Speech communication - 2 meters - normal voice
Machine Shop, Assembly, & Others	70	Speech communication - 0.7 meters - raised voice
<u>PUBLIC OR SEMI-PUBLIC FACILITY</u>		
Concert Hall & Legitimate Theater	30	Intrusion of noise may spoil artistic effect
Auditorium, Movie Theater & Church	45	Minimize intrusion into artistic performance and speech communication - 20 meters - raised voice
Hospital, Nursing Home & Firehouse (sleeping quarters)	45	Undisturbed Sleep
School Classroom	50	Speech communication - 6 meters - normal voice & State law (Cal. Streets & Highways Code, Sect. 216)
Library	50	Minimize interruption of reading
Other	55	Speech communication - 3.5 meters - normal voice

Source: Draft Noise Element, Santa Cruz County, California (August, 1977), page 18.

OPEN SPACE AND CONSERVATION ELEMENTS

OPEN SPACE AND CONSERVATION ELEMENTS

INTRODUCTION

The Open Space and Conservation Elements should catalogue as well as seek to preserve and comprehensively utilize open space and natural resources in the City of Weed.

PURPOSE

Government Code Section 65302(d) calls for the development of a conservation element for the "conservation of natural resources including water ... forest, soils, rivers, ... fisheries, wildlife, minerals and other natural resources". The conservation element may also address:

- * pollution control of streams
- * protection of watersheds

Government Code Section 65563 mandates that every city "prepare, adopt and submit to the Secretary of the Resources Agency a local open-space plan for the comprehensive and long range preservation and conservation of open space land within its jurisdiction". Section 65564 mandates an "action program consisting of specific programs which the legislative body intends to pursue in implementing its Open Space Plan".

The Open Space & Conservation Elements are closely linked in Weed due to surrounding topography. Consequently, these Elements are combined into one document which addresses both issues.

GOAL

To protect, preserve and enhance the natural and historical resources of the City of Weed.

POLICIES/IMPLEMENTATION MEASURES

WILDLIFE

A) The City of Weed shall support and encourage the efforts of responsible public agencies to protect and enhance wildlife on public lands. The City shall actively protect wildlife habitat and resources on private lands wherever practical and economically feasible.

IMPLEMENTATION MEASURES:

1) The City shall cooperate with county, state and federal officials involved in the improvement and enhancement of wildlife and wildlife habitats.

2) The City shall develop and adhere to plans for the balanced consideration of protection of wildlife and wildlife habitats.

B) The City shall protect valuable wildlife and wildlife habitats.

IMPLEMENTATION MEASURE: The City shall assess the impacts of land development projects on wildlife and wildlife habitats.

WATER

A) The City of Weed shall protect its current water source and water quality.

IMPLEMENTATION MEASURES:

1) The City shall maintain it's current water quality standards in conjunction with the California Regional Water Quality Control Board regarding water pollution issues and the State Department of Health Services regarding drinking water quality issues.

2) The City shall construct fencing to protect all water facilities.

3) The City shall request the Siskiyou County Health Department, State Water Resources Control Board, California Department of Health Services to conduct hydrological studies showing the extent of Weed's spring watershed and measures that can be taken to protect the domestic water supply.

4) The City shall review measures necessary to protect their spring aquifer/watershed including, but not limited to limiting development, and acquiring property and/or conservation easements.

B) The City of Weed will assure adequate domestic water supply.

IMPLEMENTATION MEASURE: The City shall maintain an active catalogue of existing and potential water sources and shall obtain additional water sources where feasible and practical.

C) The City shall cooperate with local, state, and federal agencies responsible for the protection of overall water quality where determined appropriate.

IMPLEMENTATION MEASURES: The City shall review public agency activities concerning industrial pollution on sites adjacent to the City and shall work with those agencies whenever requested. D) The City of Weed shall seek to limit possible flood damage.

IMPLEMENTATION MEASURE: The City shall adhere to its adopted flood hazard ordinance No. 228-81.

D) The City of Weed shall prevent sewage system surcharges or overflows.

IMPLEMENTATION MEASURES:

1) The City shall seek to improve maintenance procedures to avoid surcharge during periods of heavy inflow and infiltration.

2) The City shall insure that sewer facility enlargement shall keep pace with estimated population growth.

E) The City of Weed shall review sewage treatment facilities and operation for maximum long-range efficiency.

IMPLEMENTATION MEASURE: The City shall consider additional treatment alternatives to allow for surface water discharge.

TIMBER

A) The City of Weed has a long history of interest and involvement with timber resources. The City shall continue its interest in a renewable timber resource.

IMPLEMENTATION MEASURE: The only stand of timber in the Weed City limits is 29.9 acres on School House Hill owned by International Paper Company and zoned open space. The City shall encourage, where determined appropriate, the protection and conservation of timber resources both within the City limits and in the surrounding private and public lands.

PARKS AND RECREATION

The City of Weed shall encourage and support, where determined appropriate, the continuing enhancement and development of parks and recreation facilities within the City boundaries as well as conserve and maintain areas zoned as open space.

IMPLEMENTATION MEASURE: The City shall catalog all City owned properties and shall consider developing those properties as community parks, garden areas or other open space uses.

HISTORIC, CULTURAL and ARCHAEOLOGICAL

The City of Weed shall protect its historical, cultural and archaeological heritage.

IMPLEMENTATION MEASURE: All development in the City shall be reviewed for impacts on historical, cultural and archaeological resources and mitigation measures proposed if impacts are found.

DESCRIPTION OF THE PLANNING AREA

Open Space Status and Issues

A recent survey of the City of Weed's open space areas reveals the following in approximate acreage.

-Existing-

Recreation District Parks	24	acre
School Playgrounds	30	"
College of Siskiyou (undeveloped)	180	"
Cemetery	6	"
Zoned open space (not including above)	134	"

-Proposed-

Angel Valley Park	5	"
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There is an approximate total of 379 acres of existing or proposed open space in the City of Weed. In addition the City of Weed and the Weed Recreation and Parks District owns numerous small parcels which could be developed as parks or protected as undeveloped open space. The City will remain receptive to community or non-profit groups interested in developing these small parcels as Community Gardens, etc.

Conservation status and issues

A) Pollution control

Boles Creek and Beaughton Creek pass through and form the drainage for the City of Weed. Both these creeks drain into the Shasta River, therefore any major pollution could have wide repercussions downstream.

Three major sources of possible pollution have been identified: Toxic spills from truck or train traffic along Interstate 5 or Southern Pacific tracks; incorrect disposal of toxic substances during manufacturing process; and sewage facility upsets or surcharging of collection systems.

1) Toxic spills controls are addressed in the safety element of the General Plan.

2) Most current problems with the release of toxic materials during manufacturing occur on areas outside the City's jurisdiction, however the City should maintain communications with the pollution enforcement agencies so any pollution problem could quickly become a City problem.

3) Sewage facility upsets are not an immediately foreseeable problem. Common sense dictates that sewage facility

enlargement should keep pace with City growth. Surcharging is a distinct possibility due to interceptor condition.

B) Watershed protection

The size of Weed's domestic water spring watershed is currently undetermined. It would be prudent to develop protection measures for the domestic aquifer/watershed.

The existing water supply comes from Upper Beaughton Springs, and Mazzei well. Gazelle well is available to the City but currently not in use.

CIRCULATION ELEMENT

CIRCULATION ELEMENT

INTRODUCTION

Government Code section 65302.b requires the adoption of a Circulation Element consisting of the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities, all correlated with the land use element of the plan.

GOALS

I) To establish a comprehensive, coordinated system of circulation for the efficient and safe movement of people and transportation of goods and services

II) To develop an orderly and efficient arrangement of public utilities and services in a manner that best supports existing and proposed land uses.

POLICIES/IMPLEMENTATION MEASURES

A) The City of Weed's Circulation plan and goals shall be consistent with Siskiyou County and Regional Transportation Plans.

IMPLEMENTATION MEASURE: City shall evaluate the Regional Transportation Plan and shall develop and maintain communication with State and County transportation agencies to ensure consistency of plans.

B) All roads should be constructed and improved to minimum City design standards.

IMPLEMENTATION MEASURE: City shall enforce standards to regulate construction of new roads and the City shall improve and pave existing roads, as funds become available.

C) Allow for the safe flow of traffic in the City of Weed.

IMPLEMENTATION MEASURE: City shall evaluate junctions of collectors, principally Main Street, Lincoln Avenue and Hoy Road., with State Highway 97 and North Weed Boulevard for the possible upgrade of traffic flow controls from stop signs to stop lights. In particular the City shall implement discussion with the State Highway Department to place a stop light at the intersection of Main and North Weed Boulevard (State Highway 265). The City shall initiate studies exploring the feasibility of alternative traffic patterns including one-way segments along Shasta Avenue, and the portion of North Davis Avenue between Shasta Avenue and Hillside Drive becoming one-way westbound.

D) All costs of onsite and offsite improvements to City roads shall be borne by project developers.

IMPLEMENTATION MEASURE: City shall ensure that all development costs are borne by project developers.

E) Support the continuation and expansion of transportation programs serving the elderly and handicapped as well as the general population.

IMPLEMENTATION MEASURE: City shall support those social service agencies with transportation services aiding the elderly, handicapped and other groups as well as County agencies serving the public at large.

F) Support the improvement of the Weed Airport.

IMPLEMENTATION MEASURE: City shall contact the County, prior to all airport planning sessions, to indicate the City's support for continued maintenance and improvement of the Weed Airport.

G) Actively seek to lower the cost of utility service to the City and the residents

IMPLEMENTATION MEASURE: City shall support attempts to lower utility costs including, but not limited to, utility district formation, City purchase of utility facilities and review of communication systems.

DESCRIPTION OF THE PLANNING AREA

The City of Weed's street circulation pattern is dominated by three major State Highways; Interstate 5, which allows easy access to and from other areas of the County and State Highways 97 and 265 which form the primary arterial route through and around the City of Weed. The City has no responsibility for Interstate 5 and only secondary responsibility for the State Highways.

State Highways 97 and 265 are primary arterials, the collectors connecting to State Highway 265 (North Weed Boulevard) are Liberty Avenue- Shasta Avenue- North Davis Avenue- Main Street. The collectors connecting to State Highway 97 are Lincoln Avenue- Union Street and Hoy Road.

A network of collectors serve the College of the Siskiyous and the southwest sections of the City. These collectors become North Weed Boulevard and then join the southern end of Highway 97. These collectors are Weed-Deetz Road., College Avenue, Siskiyou Way and Highway Avenue.

The City of Weed has developed construction standards for standard streets. These standards are published in City of Weed Department of Public Works Construction Standards.

Definitions:

Arterial: A street that serves a large volume of vehicular traffic with intersections at grade and generally having direct access to abutting property, and on which geometric design and traffic control measures are used to expedite the safe movement of through traffic.

Collector: A street that serves abutting property and carries traffic to the arterials.

Local: A street that serves the local needs of residential properties in a neighborhood.

Industrial: A street serving traffic within an industrial development.

TRANSPORTATION SYSTEMS

The City of Weed is served by transportation systems which provides for the conveyance of goods and services as well as travel for local residents.

Air

The City is served by the Weed Airport which is located outside of the City limit north of Weed just east of

Interstate 5. The Airport is owned and managed by Siskiyou County. The Airport is classed as a Basic Utility airport which most aircraft except some jet aircraft. Siskiyou County assumes that the Airport will eventually be upgraded to General Utility type handling all propeller aircraft and most types of jet aircraft.

Bus

The City does not have any intracity bus service. The City is served by Greyhound with 4 northbound and 5 southbound buses stopping in Weed daily. In addition, Siskiyou Transit and General Express (STAGE) has 6 southbound and 7 northbound buses daily, 5 runs terminate and 5 runs originate in Weed.

Rail

The City is served by Southern Pacific Railroad with one southbound and one northbound passenger train and 4 freight trains passing through the City of Weed each day. Access to the passenger trains is located in Dunsmuir approximately 20 miles south of the City.

Taxi

The City of Weed has no taxi service.

Truck

There are no regular truck lines originating in the City of Weed.

UTILITIES

Utility systems should be constantly evaluated for adequacy and capacity. The City of Weed is generally well served by its public utilities

Sewer

The City of Weed is served by double sewer collection and treatment facilities. The capacity is adequate of a City of Weed's size.

Water

Weed receives its water from a system of springs located to the north of town and a well system south of town. The systems seem adequate for the City presently and for the foreseeable future.

Electricity

The City of Weed is served by the Pacific Power and Light Company. PP&L has one of the lowest electric rates in California.

Telephone

Telephone service is provided by Pacific Bell.

Gas

Liquid Petroleum Gas is provided by Cal Gas and Van Gas.

Solid Waste

The City of Weed owns a landfill to the northeast of town. The capacity is more than adequate for Weeds future needs.

HOUSING ELEMENT

INTRODUCTION

The City of Weed adopted a Housing Element, in 1973, which set forth housing goals, a plan of action, and a method of implementation for the community. That Housing Element was adopted pursuant to Sections 65302 and 65303 of the California State Government Code. Now, in compliance also with the State Code, the attached document shall serve the purpose of Weed's Housing Element's First Revised Edition.

The revision will be an update of the 1973 Element, and will include the identification and analysis of existing and projected housing needs and an inventory of resources and constraints relative to the meeting of those needs; a statement of goals, policies, and objectives; and a discussion of programs for the preservation, improvement and development of housing.

This revision will also include a discussion of the implementation of home financing techniques, zoning, and land use measures, State and Federal programs, as well as private sector financing procedures which collectively achieve the provision of decent housing for all economic segments of the population, regardless of age, race, sex, marital status, ethnic background, or other arbitrary factors; the provision of a wide choice of housing opportunities, and the development of a balanced residential environment with access to community facilities and adequate services.

ASSESSMENT OF HOUSING NEEDS

Population

The 1980 population of the City of Weed, according to the Bureau of Census is 2,879. This is a decrease from the 1970 Census figure which was 2,983, and percentage-wise, represents a 3 percent decrease.

In June, 1983, the City requested certification from the Bureau of Census of a population of 2,954 effective January, 1983. That increase from the 1980 population represents 2.6 percent.

The trend is expected to continue, based on improvement of housing conditions, City-wide, coupled with the ingress of small industries which will provide increased job opportunities.

The 1980 population divided by race is as follows:

Black	371
Spanish Origin	328
White	2,098
Other Races	82
TOTAL	2,879

Employment Trends

The City of Weed is suffering massive unemployment which began in late 1981, and was mainly prompted by first the high interest rates, and subsequently the decreased demand for materials. Many industries began suffering financial losses which prompted cut backs, employee lay-offs, and even plant closures.

Such was the case in Weed. International Paper Company, the employer of the majority of Weed's workforce, announced plans to sell their Weed operation or close their doors in June, 1982. International Paper Company, employed 523 persons of which 65 percent are City residents. The majority of these employees were laid off by early spring of 1982, and most remain unemployed with unemployment benefits expired at this date.

The International Paper Company facility was purchased in January, 1983, by Roseburg Lumber Company who plan to raze a portion of the operation, and then build an ultra-modern facility, which will have a proposed employment capacity of 500 or more persons at peak operation planned for as many as five years from now. Roseburg Lumber Company is operating on a limited basis and currently employs an approximate 70 City residents.

The following table indicates the County unemployment rate. Figures are not available on a city-by-city basis, however, because of the large number of ex-International Paper Company employees living within City limits, it is felt that Weed's rate runs 10-15 percent higher than the County-wide rate.

Siskiyou County Unemployment

<u>Year</u>	<u>Annual Average Unemployment Rate</u>
1977	13.4 percent
1978	11.3 percent
1979	12.2 percent
1980	14.5 percent
1981	16.4 percent
1982	22.6 percent
1983	19.7 percent
1984	16.6 percent

Some of Weed's unemployed workers found jobs with other lumber mills outside of Weed but within the County. Still others, up to approximately 50, are employed by mills out of the County, commuting to their homes in Weed on the weekends. A percentage of those commuting workers are making plans to move from Weed to be closer to their jobs, and some other workers, up to an approximate 10 and their families, have moved from Weed.

Housing

The 1980 Census reports 1,146 housing units within the City of Weed. The 1970 total was 1,045 representing a 9.7 percent increase in the total number of housing units. A housing condition survey which was conducted in April, 1985, shows that 1 percent, or an approximate 11 units, of the existing housing stock need replacement.

The 1980 Census will show another substantial increase due to significant construction of multi-family units in Weed in the early 1980's. Construction of those units was financed by both the Department of Housing and Urban Development and the California Housing Finance Agency, and was designed to primarily house low-and-moderate income, handicapped, and elderly individuals and families by offering rent subsidies.

The basic construction needs as determined by the State Department of Housing and Community Development (HCD) are as follows:

1984 - 1989	124
1984 - 1990	147
1984 - 1991	173
1984 - 1992	198

The projected household figures indicate a requirement for 75 additional very low and low income households by 1992.

The City received a 1981 Small Cities Comprehensive Block Grant of \$600,000 to revitalize, rehabilitate, and upgrade the East side of the Lincoln Heights Subdivision. Of the total grant, \$52,965 was spent on grant-funded rehabilitation of private homes. Fifty percent of the recipients of the funds were able to upgrade their homes from a substandard or deteriorated condition to good to fair condition. The remainder of the grant funding paid for public improvement-type items which benefit the entire neighborhood directly and the balance of the City indirectly. The items included installation of water and sewer lines, construction of a storm drainage system, paving of the streets, and acquisition of three parcels which contained condemned structures which were subsequently demolished and the land is available for sale.

The newly-developed Woodridge Subdivision currently has four houses that were built in 1979 standing empty and for sale. Recent sales in Woodridge were in the amounts of \$35,000, \$45,000, and \$46,000.

The Hillside Subdivision includes a recently-constructed (1981) home which is also currently empty and for sale at a price of \$53,000.

There is approximately 10 additional homes for sale, some standing vacant. Some (3 or 4) of these are newer homes that were built within the last 10 years, but are located in older neighborhoods where rehabilitation of both public improvements and neighboring owner-occupied residential units would greatly improve purchase/re-sale opportunities. Prices for this type of home range as follows:

\$25-30,000	for older structure, unremodeled except for foundation
\$35-45,000	for older remodeled structure
\$45-55,000	for newer structure in older neighborhood

Local realtors have advised us that there is currently "no demand" for homes, nor home sites, in Weed, but were Weed not suffering massive unemployment and economic recessions, the demand would be increased and so the prices for homes - probably \$10-15,000 higher depending on the neighborhood.

Rental-type homes, however, appear to be a different story. The 2 - 3 bedroom size in the \$250 - \$300 range is probably the only type of housing in demand at the current time.

The small, 1 and 2 bedroom older downtown apartments are abundant since the construction of the Boles Creek apartments. The latter apartments are multi-family, 98 units total, offering rent subsidies to low income families. At this date, 92 of the units are rented, 16 of which are rented by minority families, and 60 percent are occupied by female householders with children.

The majority of the existing houses (65 percent) were built prior to 1940. Foundations, electrical and plumbing are the major repair items needed to rehabilitate the structures. Both owner and rental units require the same basic improvements. Rehabilitation of structures throughout the City will increase choices for low/moderate income families to own or rent safe and sanitary housing.

A housing conditions survey conducted 4/85 in conjunction with the 1986 Weed Community Development Block Grant housing rehabilitation application indicated that 212 housing units in the City were in need of rehabilitation. An income survey of the households occupying these housing units indicated that 86 percent of the units in need of rehabilitation were occupied by very low and lower income households.

NEW RESIDENTIAL CONSTRUCTION

<u>Year</u>	<u>Single Family</u>	<u>Duplex</u>	<u>Multi Family (structures/units)</u>
1971	3		
1972			
1973	1		1/4 & 1/48
1974	1		
1975	4	1	
1976	4	1	1/10
1977	5		
1978	17	1	
1979	5		1/6
1980	2		1/4
1981	1		1/50
1982	1		1/48
1983	1		
1984	1		

REMODEL/REHABILITATION (in dollar value)

1961 - 1970	\$1,192,427.00
1971 - 1980	\$1,940,684.00
1981 - 1983	\$ 475,600.00

A total of 149 new homes have been built in Weed since City incorporation in January, 1961. The two homes built in 1982 and 1983 are considered replacement - built on lots where buildings were demolished subsequent to, in

one instance, fire damage, and in the other, condemnation.

Household Characteristics

The 1980 Census reports 768 families, and 1,072 households as follows:

	<u>TOTAL</u>	<u>White</u>	<u>Black</u>	<u>Spanish</u>
Married Couple w/children	239	173	31	45
Married Couple w/o children	343	288	38	21
Male Householder, no spouse, w/children	17	10	7	
Male Householder, no spouse, w/o children	33	28	5	7
Female Householder, no spouse, w/children	89	60	25	4
Female Householder, no spouse, w/o children	47	30	10	7
Non-family Household	304	276	4	28

Estimated households and projected households through July 1, 1992, by income group is as follows:

<u>Income Group</u>	<u>Households</u>	
	<u>1984</u>	<u>1992</u>
Very Low	310	356
Other Lower	195	224
Moderate	287	329
Above Moderate	356	409
Total	1148	1318

1980 census information reveal that there are 113 households (22 are renter households) containing 5 or more persons. This represents 10.7 percent of the total households in the City. 1980 census information also indicates that there are 274 housing units containing 6 or more rooms. Since 26 percent of the housing stock is comprised of units with 6+ rooms and only 10.7 percent of the households are "large", no special provision will be made in this element for this group. However, future updates of this element will reevaluate the needs of this group to determine if special action is warranted.

1980 census data reveal that there are 102 female-headed households (74 contain children under 18 years of age). This represents 9.6 percent of the total households. The housing program will address the unique needs of this special needs group.

Weed's median household income, based on 1979 income, was determined to be \$14,167. Based on unemployment rates set forth previously in this document, and because the 1979 rate was nearly 1/3 the 1982 rate, Weed's median

household income should approximate \$10,000.

The median gross rent based on 1979 income, as reported in the 1980 census, was \$184.00

Mortgage status paid by race, from 1980 Census reports, was as follows:

	<u>White</u>	<u>Black</u>	<u>Spanish</u>
\$ 0 - 199	49	6	14
\$200 - 299	58	6	6
\$300 - 399	40		6
\$400 - 499	29		
\$500 or more	9		
Not Mortgaged	308	55	40

Housing element guidelines require an analysis of very low and low income households paying over 25 percent of their income for housing.

<u>Income Level</u>	<u>Owner Occupied Number (%)</u>	<u>Renter Occupied Number (%)</u>
Very low	26 (3.7%)	141 (39%)
Low	15 (2.2%)	35 (9.6%)
Total	41 (5.9%)	176 (48%)

* of total owner occupied units

** of total renter occupied units

These figures are below Siskiyou County and statewide figures and no special provision will be made for this needs group. However, future updates will include a reevaluation of this special needs group.

OCCUPIED UNITS WITH COMPLETE PLUMBING FACILITIES

	<u>With Central Heating</u>	<u>Lacking Central Heating</u>
Built 1939 or Earlier:		
<1.01 persons per room	163	357
1.01+ persons per room		6
Built after 1939:		
<1.01 persons per room	250	160
1.01+ persons per room	17	3

1980 census data indicates overcrowded housing units as follows:

<u>Persons Per Room</u>	<u>Total</u>	<u>Renter</u>
1.01 - 1.50	33	7
1.51 +	10	6

Since only 4 percent of the total households live in overcrowded conditions (compared to an overall Siskiyou County figure of 6 percent), no special provision will be made for this special needs group.

1980 census data reveal that there are 536 persons 62+ years of age in Weed of which 305 are female. Elderly persons represent approximately 18.6 percent of the total population, compared to an overall Siskiyou County figure of 16 percent. 1980 census data indicate that the total number of householders 65+ years of age is 287, of which 50 are renter households. The housing program will address the unique needs of these individuals.

Data on handicapped persons is not readily available. City officials determined that housing for these persons is not an apparent problem since only 3 of the 5 handicapped units available in Boles Creek apartments are rented to handicapped persons at this time. However, since data is sparse, the housing program will address the needs of these individuals.

City officials indicate that there is no influx of migrant farmworkers and no permanent farmworker population. The lack of nearby agriculture operations makes this fact obvious. Therefore, no special provision for this special needs group is made in this element.

According to City and charity officials, persons without shelter is not a major problem in the City. The only area of concern is with women made homeless due to domestic violence. However, the active Siskiyou Domestic Violence Program has a facility and motel vouchers to house these usually temporarily homeless persons. Therefore, no special provision is made for this special needs group.

The late 1970 and early 1980 construction of multi-family units (Siskiyou Gardens and Boles Creek) include units specifically designed for, and to be rented to, handicapped and elderly individuals.

An approximate 46 percent of the Siskiyou Gardens' 48 units are currently rented to elderly individuals.

At the Boles Creek Apartments, however, only an approximate 6 percent of the renters of the total 98 unit complex are elderly while the remaining renters are low income families and individuals, 60 percent of which are female heads of household.

Land

The City of Weed has an approximate 991 acres of vacant land which is zoned residential, commercial, industrial, and planned unit development. The following is a list of areas, the approximate acreage of those areas, and the zoning for that vacant land.

<u>Area</u>	<u>Acreage</u>	<u>Zone</u>
Boles Creek	39+	Planned Unit
Annexation #5	750+	Industrial
Annexation #6	151+	Planned Unit
Woodridge	5+	Residential
Bel Air	3+	Commercial
Summit View	14+	Residential
S. Weed Exit	28+	Commercial

Homesites in a newly created subdivision should range \$15-18,000, based on

estimates provided by local realtors, and the parcels in one local subdivision were priced in that range until approximately late 1981 when Weed began to suffer increased unemployment levels.

Pursuant to SB 1960 (Mobilehomes), the City has designated any of the available lots, which are zoned for low density residential (or single-family), as compatible for the placement of manufactured housing subject to certain provisions such as architectural review.

The vacant land which has been designated for housing is detailed below and refers to the attached zoning map which is marked in sections.

Section 1

Area A, is zoned R-1, or single-family residential. The City has reviewed plans for a 76-unit subdivision planned for construction with government funding. A variance has been issued which will allow for garages with a minimum size of 16' x 20', the maximum allowed by Farmers Home Administration.

Area B, also zoned R-1, has one empty parcel available for sale and for subdivision which will allow nine single-family homes.

Section 2

Both areas A and B are zoned R-1 and have a total of 4 parcels available for construction.

Section 3

This section, zoned for single-family residences, has 3 parcels available for sale and subsequent construction.

Section 4

The development of the Woodridge Subdivision, zoned as R-3 or high-density residential, in late 1978 created the availability of parcels which are intended for single-family type residential construction. Sixteen lots remain vacant and available for purchase, all within the \$12-15,000 range. Also available in Woodridge are four lots intended for multi-family development, and also available for purchase. City zoning ordinances require 2,000 square feet per family unit. The four available parcels contain an approximate 37,000 square feet which can accomodate an approximate 18 units.

Section 5

This section, zoned PUD, or planned unit development is designed to accomodate various types of developments, such as neighborhood and district shopping centers, professional and administrative areas, multiple housing development, single-family housing developments, commercial service centers and industrial parks, or any other use or combination of uses which can be made appropriately a part of planned unit development.

Part of the planned unit development in this section was designed for multi-family units. The 14 acre parcel can accomodate a total of 304 multi-family units. If this development were to be re-designed for single-family units, the parcel can accomodate up to 112 units.

Section 6

This section, zoned C-1 or retail commercial, has obtained a use permit for the construction of 21 single-family residences. The developer also applied for and was granted a variance to allow construction of garages containing a minimum of 320 square feet. This construction will be completed with governmental funding obtained from Farmer's Home Administration. In addition, 7 homes were completed in the same section in late summer of this year.

All above-mentioned vacant land is detailed on the attached map and have City sewer and water service readily available. Development of both the Bel Air Subdivision (Section 6) and the Summit View Subdivision (Section 1) will necessitate extension of City streets, and sewer and water lines at the expense of the developer, however, the City systems have reserve capacity that can accomodate such extensions.

CONSTRAINTS

Market constraints are financial factors affecting the availability of affordable housing. Specific financial factors contributing to the sale price or rental cost of housing in Weed are as follows:

1. Direct Costs - Land, Site Improvements, Construction -

The cost of residential land rose dramatically until approximately 1981, at which time demand became relatively non-existent. From that date to the present, the situation has remained nearly the same.

The cost of site preparation, including clearing and shaping of pad, will vary depending on the size and topography of the lot, but average an approximate \$700 at present.

Residential construction costs approximate \$40-42 per square foot for single-story homes, and \$38 per square foot for two-story homes. This means that construction costs for a typical 3-bedroom, 2 bath, single story, 1500 square foot house will approximate \$63,000, and for the same thing in a two-story variety, \$57,000.

2. Indirect Costs - Financing, Sales and Marketing, Gross Profit -

The money market at this time is tight and extremely unstable. Interest rates began to fall about the time Weed's economy also began to fall. Financing for the construction and purchase of housing is likely to remain the greatest single constraint to the provision of affordable housing.

The cost of housing is usually increased by the marketing and sales process which, also usually, involves a real estate agent, a title company, appraisers and inspectors, as well as direct advertising costs. These costs can add up to 10 percent to the cost of housing.

Another constraint related to marketing which adds to the cost of housing is consumer tastes. Builders often spend a great deal of time and money on architectural or site details which may add to the attractiveness or marketability of the housing without actually adding to its utility or comfort.

Gross profit is the amount the builder or developer charges for housing above

and beyond his actual construction costs. This amount also varies widely but is usually around 25 percent of the selling price.

There is little opportunity for the City to influence market constraints which affect the cost of housing since most of these factors are established on a statewide or nationwide basis.

3. Governmental Constraints -

Governmental constraints are those public actions which constrain the maintenance, improvement or development of site-built, factory-built, and mobile homes.

Governmental policies and regulations can constrain future residential development to varying degrees by imposing requirements and limitations on residential development. These actions in turn can affect the cost of housing. Generally, these governmental constraints include land development controls, development processing procedures and fees, requirements for provision of services and facilities, and use of federal and state programs.

Land development controls include policies and regulations contained in the City's General Plan, zoning ordinances, and building codes. Generally, City land use controls in Weed are not a constraint to housing development, either through zoning or building code enforcement.

The building codes, including fee structures, of the City are the most recent editions of either the Uniform Code or the National Code, and the enforcement of same is performed by City officials. The processing and permit procedures are in line with State and Federal requirements yet flexible with regard to the local agencies' (Planning Commission/City Council) desire to work compatibly with prospective developers and still remain within the realm of their responsibilities.

City of Weed development fees, having been regulated by Proposition 13, present no constraints to developers. The fees, and on and off-site improvement requirements, are compatible to those of our surrounding cities and the County's as determined by a telephone survey which was conducted in 1985.

The City of Weed Ordinance No. 233-82 requires construction of a parking garage with an area of 18' x 20' for all single family homes. Farmer's Home Administration policy provides financing for houses with garages of a maximum 320 square feet. However, the City Planning Commission has generously approved variances to the City's parking ordinance when deemed appropriate and compatible with neighborhood surroundings. Although the City of Weed believes that this governmental constraint is more a function of Farmer's Home Administration regulations than City ordinances, City staff is prepared to recommend standards that are more compatible with the Federal program no later than July 1, 1988.

4. Non-governmental Constraints -

Non-governmental constraints appear to be relatively nonexistent, as the City of Weed, within its boundaries, presently provides several variously-zoned

parcels that are both moderately priced and buildable.

The general constraint underlying all of the above-listed constraints, and previously dealt with in detail in this document, is that the City of Weed on the whole is suffering severe economical constraints.

ENERGY CONSERVATION

Section 65583 of the Government Code requires the Housing Element to address the opportunities for energy conservation with respect to residential development. Rising energy costs have made conservation a prime determinant in home purchase and a necessity in new construction.

The climate of Weed necessitates winter heating but little summer cooling. Wood is the primary source of fuel for winter space heating. Electricity supplied by the local electric company and containerized natural gas provide the other energy sources. Opportunities for residential energy conservation are confined to weatherization/insulation and water heating.

The State of California currently requires that energy saving measures be applied to new dwellings through the Uniform Building Code. In addition, building design features which can improve energy efficiency include lot and building orientation that emphasize passive solar utilization, such as a concentration of southern facing windows and skylights, and avoidance of north facing windows; and construction of attached dwellings which promote energy efficiency.

The State's energy conservation standards for new residential buildings are intended to reduce the electricity and gas now used in typical residential buildings by at least 80 percent. According to the California Energy Commission (CEC), new residential buildings can be designed and built which save 80 percent or more energy and still meet the current building standards. Such residences are being built and marketed successfully by innovative builders throughout the State. The CEC estimated that, when using marginal costs, building standards designed to save 80 percent or more of current energy may not only be technically feasible, but also immediately cost effective.

Great Northern Corporation (GNC), a local non-profit agency, has developed an affordable house plan with passive solar design and potential FmHA 502 or other new construction applicants will be encouraged to utilize these plans for suitable building sites.

Pacific Power and Light Company offers "Energy Audits" free of charge to their customers, and according to a Company representative, they have a backlog of requests. The high cost of electricity is prompting energy conservation measures at all levels. Local contractors have reported housing changes along that line. Today, houses are being built smaller, more compact, and, whenever possible include a number of energy conservation techniques. Again, consumer tastes (costs) dictate the length to which the measures extend.

Great Northern Corporation (GNC) operates the Low income Home Energy Assistance Programs (LiHEAP) in Siskiyou County. A component provides weatherization to homes occupied by very low income households. In addition,

this program supplies firewood to eligible households. Both programs conserve energy.

HOUSING PROGRAM

Section 65583 of the Government Code sets forth the requirements for a locality's Housing Program. The program should consist of "a statement of the community's goals, quantified objectives, and policies relative to the maintenance, improvement, and development of housing." It must be emphasized that these goals do not necessarily have to meet the identified needs. The quantified objectives need only "establish the maximum number of housing units that can be constructed, rehabilitated or conserved over a 5 year time frame."

GOAL I - TO PROVIDE FOR THE ACCESSIBILITY OF A DECENT HOME TO ALL CITY RESIDENTS REGARDLESS OF RACIAL, SOCIO-ECONOMIC, SEX, AGE, OR OTHER ARBITRARY FACTORS.

A) Support methods to eliminate discrimination in housing.

- 1) The City will enforce applicable Federal and State laws on a continuous basis.
- 2) The City will adopt a resolution, by July, 1986, supporting Fair Housing Laws.
- 3) The City will continue to refer those persons with housing discrimination complaints to the appropriate local, state, or federal agency. Charles Byrd, Chief of Police for the City of Weed, currently represents the City on the Siskiyou County Housing Resources Board which is a HUD-sponsored equal opportunity in housing organization.

B) Encourage housing opportunities for special needs groups.

- 1) Elderly
 - a) The City will request developers of multiple unit residences to provide for the needs of the elderly through rent subsidies or special areas such as "elderly only" buildings. This action will take place upon receipt of development applications.
- 2) Handicapped
 - a) The City will assess the housing needs of handicapped persons by July, 1987.
 - b) The City will develop a program to respond to the needs of the handicapped persons by July, 1988. The City will consider

incentives to the developers of multi-family housing and request handicapped modifications as part of a City-sponsored rehabilitation program, or other similar actions.

3) Female Householders

a) The City will request the developers of multi-family housing to acquire rental subsidies for the projects prior to construction. This action will take place upon receipt of development applications.

b) The City will continue to refer these primarily poverty income households to the managers of the existing Section 8 rental subsidy program.

c) The City will request the developer facilitate the development of low cost day-care facilities to enable the householders to participate in the job market. This action will take place upon the receipt of development applications.

C) Provide units for all Special Needs Groups, including low and moderate income households.

1) State law allows for a 25% density bonus to developers that include affordable housing and units to meet special needs (handicapped, elderly, etc.).

a) The City will advise housing developers of this law upon receipt of development application, and request its use whenever feasible.

2) The City will consider additional incentives, such as alternative methods for the payment of buildign permit and water/sewer connection fees, for private developers for providing units that will meet the needs of these Special Needs Groups upon receipt of development applications.

3) The City will encourage continuing media advertising designed to provide knowledge of available programs to all special needs groups.

GOAL II - THE PRESERVATION OF THE HOUSING STOCK AND COMMUNITY ENVIRONMENT THROUGH REHABILITATION AND CONSERVATION.

A) Monitor the condition of the housing stock.

1) City personnel will continually monitor the housing stock and report to the Public Works Director any conditions that affect the health and safety of the community.

2) City personnel will conduct a formal windshield survey of the housing stock every five years in conjunction with formal revisions and updates of Housing Element.

B) Initiate and implement local programs that promote the conservation of

neighborhoods and rehabilitation of the existing housing stock.

- 1) The City will enforce the adopted building standards on a continuous basis.
- 2) The City will investigate and submit, where deemed appropriate, applications for housing assistance programs on an annual basis.

C) Utilize Federal and State housing rehabilitation programs.

- 1) The City will investigate and submit, where deemed appropriate, applications on an annual basis for State and Federal housing assistance programs, and request community support for these governmental housing rehabilitation programs.
- 2) The City will make application for and implement governmental housing rehabilitation programs. Recent utilization of these housing rehabilitation programs are listed below.

Great Northern Corporation, who administer the Section 8 Existing Rent Subsidies Program, currently have six households in the City.

Great Northern Corporation has also packaged seven FmHA, Section 504 loan/grant and or loans and grants in the City.

Great Northern Corporation packaged two CDBG housing rehabilitation loans in the City.

The State Department of Housing, while based in Weed from 1978 to 1980, packaged 1 Section 502 for new construction, and 4 for the purchase of existing homes.

The State Department of Housing also packaged 12 Section 504 loan/grant and or loans and grants in the City.

The State Department of Housing packaged a 65 unit FmHA Section 515 with Section 8 Assistance.

Farmer's Home Administration has funded, in the last five years, an approximate 5 Section 502 packages, and 10 Section 504 loan/grant and or loans and grants in the City.

The City received, in 1982, a Community Development Block Grant with which it packaged 5 loan/grant and or loans and grants for the purpose of rehabilitation of existing housing.

The City of Weed will soon begin utilization of CDBG funds for housing rehabilitation loans in the amount of \$500,000.

GOAL III - TO PROVIDE ADEQUATE SITES SUITABLE FOR RESIDENTIAL DEVELOPMENT OF ALL TYPES

A) Develop policies and criteria to encourage environmentally sound

residential development of all types.

1) Make provision for City services to areas within the City limits suitable for residential development.

a) The City will seek additional funds to reduce I/I entering the sewer system. A State Department of Commerce SSED Grant was recently received to study the I/I problem. That study should be completed by December, 1985.

b) The City will investigate and submit, where deemed appropriate applications for funding to add capacity, repair and update the Treatment Facility, and replace old lines.

2) The City will re-evaluate local policies, especially zoning, to reflect the goals and objectives formulated in this Element on an annual basis and as requested through zone amendment applications.

B) Designate and/or acquire suitable sites for all types of residential development for lower-income households.

1) The City will investigate, by July, 1990, the possibility of reserving currently City-owned land as suitable for affordable housing.

2) The City will support site acquisition activities by developers of affordable housing by considering alternative methods for payment of building permit and water/sewer connection fees as requested through development applications.

GOAL IV - TO PROVIDE FOR THE HOUSING NEEDS OF HOUSEHOLDS OF ALL INCOME LEVELS.

A) Recognize that the availability of suitable housing for all economic segments of the population is the responsibility of the City as well as other government agencies and the private sector.

1) The City will support active local citizen participation in housing programs, policies, and goals on a continuous basis.

2) The City will designate responsibility for the implementation of the tasks formulated in this Element to the City Administrator.

3) The City will comply with appropriate State and Federal Laws and regulations on a continuous basis.

B) Coordinate housing efforts with existing housing agencies.

1) The City will continue to attempt to cooperate with California Housing and Community Development, Farmer's Home Administration, United States Housing and Urban Development, and other governmental agencies.

2) The City will continue to attempt to cooperate with Great Northern Corporation - a non-profit housing and community development

corporation serving Siskiyou County, and other non-profit and for-profit groups or organizations.

C) Actively seek, on a continuous basis, and implement State and Federal housing programs designed to assist lower income households including, but not limited to, the following:

- Section 8 Rental Assistance Program
- CDBG program
- FmHA 502 new construction program
- FmHA 504 housing rehabilitation
- CA HCD Deferred Rental Rehabilitation Program
- CA HCD Rural Development Assistance Program
- CA HCD Pre-development and Rural Land Purchase Programs
- CA HCD Home Management Training Grant Program
- CAL VET and VA home purchase programs
- California Home Finance Agency program
- Federal Housing Administration home purchase program

D) Encourage energy conservation measures to reduce housing costs.

- 1) The City will support and attempt to cooperate with Pacific Power and Light Company and any other group that offers home weatherization programs on a continuous basis.
- 2) The City will request that developers, at the development application stage, orient proposed subdivisions in an east-west alignment for southern exposure to take advantage of solar heating and facilitate passive and active solar energy systems.
- 3) The City will request that property owners, at the building permit approval stage, consider weatherization and energy conservation measures in any housing construction or rehabilitation project.
- 4) The City will require energy conservation measures in any City-sponsored housing rehabilitation program.

E) Encourage home ownership opportunities.

- 1) The City will support, on a continuous basis, economic development and job creation activities that will provide increased income and revenue to the community.
 - a) The City will utilize, whenever appropriate, Federal and State economic development programs, including CDBG economic development set-aside, Urban Development Action Grants, and other similar programs.
 - b) The City will refer interested businesses, on a continuous basis, to appropriate agencies and organizations to take advantage of the available public programs.
- 2) The City will review City procedures periodically to determine if any steps can be taken to facilitate the development of business in the community.

3) The City will continue to support affordable housing ownership opportunities by supporting the FmHA 502 New Construction refinance programs and encourage non-profit groups to form Self Help housing programs.

GOAL V - QUANTIFIED HOUSING OBJECTIVES

<u>PROGRAM</u>	<u>1986</u>	<u>1987</u>	<u>1988</u>	<u>1989</u>	<u>1990</u>	<u>1991</u>	<u>1992</u>
FmHA 502							
New Construction	37	30	21	16	20	5	5
Private							
New Construction		7	10	10	10	15	15
CDBG							
Rehabilitation	10	15	25	10	5	20	
FmHA 504							
Rehabilitation	3	2	2	2	3		
Section 8							
Certificates	2	2	3	2	2	2	

CONCLUSION

The City of Weed feels it is good social and economic policy to provide housing for all current and projected residents, and to implement a specified plan for the elimination of blight and slums, the improvement of housing conditions of the low-and-moderate-income people, and the overall improvement of neighborhoods.

Weed has made a commitment to improving housing conditions in the City by encouraging correction of housing deficiencies through the use of and/or referral to an annually scheduled "clean up week", Community Development Block Grant Funds, the Rural Demonstration and Senior Outreach Programs, in addition to City programs to improve the visual and functional qualities of the residential neighborhoods (replace sewer/water lines; re-construct streets; install storm drainage and curbs and gutters).

Community understanding of the housing needs and problems was gained through the citizen participation process utilizing public meetings as well as media coverage from the newspaper. Valuable comments and criticisms were contributed to make this document a tool for meeting the needs of the residents of Weed. The City will encourage continuing public participation in the review and implementation of the Housing Element of the General Plan of the City of Weed. This public participation will be facilitated through continued media advertising.

LAND USE ELEMENT

LAND USE ELEMENT

INTRODUCTION

The Land Use Element of the General Plan is the culmination and capstone of each of the other elements of the General Plan. Land Use brings together the disparate concerns that are treated elsewhere into an understandable and useful framework for future development.

The general land use plan provides a general distribution and identification of various land uses to meet current usage and future growth needs. The appropriate zoning designations applied to the land through the zoning ordinance and zoning map will provide the specific definitions of land use which will be permitted in each zoning area.

California Government Code Section 65302 (a) mandates:

"A land use element which designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land. The land use element shall also identify areas covered by the plan which are subject to flooding and shall be reviewed annually with respect to such areas".

GOALS:

A. To provide for coordinated and compatible development in the City of Weed.

B To provide a reasonable framework for development and refinement of zoning ordinances.

C. To provide adequate land for urban uses, residential as well as commercial and industrial.

POLICIES/IMPLEMENTATION MEASURES:

A. Unclassified (U) and Planned Unit Development (P.U.D.) Districts shall be rezoned to reflect planned and current uses.

IMPLEMENTATION MEASURE: Current use indicates that the U. and P.U.D. districts south of the central Interstate 5/Weed Blvd. should be zoned residential. The P.U.D. adjacent to Weed Blvd. north of the central Interstate 5/Weed Blvd. should be split between commercial and residential districts and the remaining P.U.D. located adjacent to California Highway 97, should be split between residential and industrial districts .

B. Newly annexed areas should be zoned to meet Land Use Element goals.

IMPLEMENTATION MEASURE: It is appropriate to zone the 1982 south Weed Interchange annexation as a General Industrial District and the north Weed Interchange annexation as limited Industrial , Residential and Open Space districts.

C. Current zoning should reflect the character and planned use of the surrounding areas and be compatible with those surrounding uses.

IMPLEMENTATION MEASURES:

1) The area along South Weed Blvd. currently Zone C-1 shall remain zoned C-1 (see public comments).

2) The area between Sullivan Avenue and College Avenue should be zoned for eventual residential use.

3) The Commercial District along Weed Blvd. and Main Street should be modified to reflect current use (Retail to General).

4) The small area zoned residential adjacent to the large Open Space District due east of the Central Weed exit should be changed to Open Space.

5) It would be appropriate to zone the area between Columbus Way, Alamo Avenue, Railroad Avenue, State Highway 97 and south of residences along Cypress Street as a Limited Industrial District.

6) The small Commercial Districts adjacent to Broadway Avenue should be zoned residential to better reflect the surrounding neighborhood.

7) The small Commercial District adjacent to N. Davis Road shall be zoned residential to better reflect the surrounding neighborhood .

8) The small area that is east of Shasta Drive, south of the central Interstate 5 interchange and to the west of the railroad tracks should be zoned industrial.

D) Residential Zoning should allow for limited neighborhood commercial retail sales.

IMPLEMENTATION MEASURE: Limited neighborhood retail centers should be allowed in residential districts with a use permit

after a public hearing and due consideration by the City of Weed Planning Commission and approval by the City of Weed City Council.

E) The City shall develop over-lay zoning ordinances in accordance with the other sections of this general plan.

IMPLEMENTATION MEASURE: The City shall develop overlay zoning ordinances for areas subjected to flooding, high noise levels, geologic and wildfire hazards.

F) The City shall recognize the historical existence of mixed uses throughout the community especially in older segments of the City.

IMPLEMENTATION MEASURE: The City shall establish zoning with greater flexibility to recognize the existence of mixed uses while ensuring compatibility in all newly developing areas.

G) The City shall be prepared to aid potential developers in determining appropriate areas for development.

IMPLEMENTATION MEASURE: The City shall inventory property adjacent to the City boundaries and catalog those areas as to potential and appropriate development.

Land Use Designations

The City of Weed has no need for a complex system of land use classifications or types of zones to adequately control and manage the City's growth and to allow for efficient use of the City's services and resources. In keeping with this understanding the following land use classifications and their zoning categories will be kept as simple as possible.

The land use classifications consists of four categories: residential, commercial, industrial and open space. Each of these classifications will be described below along with a series of policies which/will further define the particular category and how its use fits into the logic of the general plan as a whole.

A) Residential Districts

Residential classifications are usually given the most consideration by most planning commissions since the preservation of the integrity of residential neighborhoods is a high priority with most communities. Terrain and locations which are unusable or undesirable for commercial and industrial can adequately meet the needs of residential units. Areas for residential use should have an adequate transportation system with reasonable access to public lands, such as schools, churches, and recreation facilities.

The City of Weed will attempt to maintain a range of choices in residential densities. To maintain multiple residential densities sub-categories of residential living, ranging from the single family dwelling on one lot to multi-family units with numerous units per lot. Varying degrees of residential density will allow for a diversity of population and a range of residential living costs.

Residential districts should allow satellite commercial outlets, for the convenience of the local neighborhood, through a public hearing/use permit system.

Residential Zoning Categories

R-1 Low Density; A standard of density will be four (4) family residences per net acre, assuming each residence to contain 3 persons population would be 12 per net acre on hillside areas and slopes, up to five (5) family residences (15 persons, assuming 3 per residence) on gentle slopes and level lands.

The building coverage should not be permitted to exceed 28% of the gross acreage or 40% of each building site.

R-2 Medium Density; A standard of density will be eight (8) per net acre on an overall basis (24 persons, assuming 3 per residence unit).

The building coverage should not be permitted to exceed 38% of the gross acreage or 50% of each building site.

R-3 High Density; A standard of density will be 12 families per net acre (36 persons, assuming 3 persons per dwelling unit) on an overall basis.

The building intensity will not exceed 48% of the gross acreage or more than 60% coverage of each building site.

R-4 High Density/Professional; This land class provides for all previous uses and in addition would permit professional office uses and transient residential uses, subject to limitations and planning commission approval. The standard of density will be 17 families per net acre (51 persons, assuming 3 per dwelling unit) on an overall basis. There shall not be less than 1500 square feet of site area for each dwelling unit in any semi-permanent residential use. Transient units shall provide 500 square feet of land per unit.

Building intensity should not exceed 60% of site area and off-street parking shall be provided.

B) Commercial Districts

Commercial activities are usually confined to specific areas which are integrated into the major transportation corridors allowing for easy access and encouraging local shopping as well as convenient to highway traffic.

The areas along Weed Blvd. and Main Street along with areas along Boles Street should provide adequate areas for commercial development in the foreseeable future.

Commercial Zoning Categories

C-1 Retail Commercial; Primary uses shall be retail businesses, personal services, offices.

C-2 General Commercial; Primary uses shall be auto-related services, nurseries, wholesale outlets, and services generating traffic or noise outside of normal working hours.

C) Industrial Districts

The need to provide adequate land for industrial utilization is often little understood by communities. The City of Weed has shown that this is not a problem for this community. Areas with a range of site sizes, direct access to commercial transportation, available utilities and compatible surrounding uses will be selected for industrial districts.

Light industrial (Limited Industrial) uses, ie. those industries that do not produce significant point source pollution and which create less than an average of ten commercial trucks per hour traffic volumes, and which employ less than 100 persons full time should be targeted and allowed to site with a very minimum of "red tape". Heavy

Industries (General Industrial) should be carefully reviewed before they are allowed to operate within the City of Weed.

- Industrial Zoning Categories -

C-M Limited Industrial

M General Industrial

D) Open Space Districts

Open Space is covered in its own general plan element and consists of only O.S. - Open Space categories.

PUBLIC COMMENTS AND RESPONSES

LEONARD'S TAXIDERMY
208 WALNUT STREET
WEED, CA. 96094

Sept. 9, 1987

RECEIVED

SEP 11 1987

CITY OF WEED

Weed Planning Commission
City of Weed
550 Main Street
Weed, Ca. 96094

Dear Planning Commission Members,

This letter is in response to the Planning Commission Meeting, open to the public, on September 2, 1987.

1. We are, as most everyone else that attended the meeting, are most interested in what affects us personally. Therefore, we would like a clearly defined explanation of our zoning and under which ordinance we are operating our business. Leonard's Taxidermy located at 208 Walnut Street. Our son eventually would like to own this business and our question is, would we be able to change ownership of this property so this would be possible?

2. We are concerned that the rezoning in the General Plan, is being done without regard to market value or personal interest. We feel a persons life labor and life investments should certainly be considered. We feel the General Plan should be flexible enough to encourage existing businesses to operate as well as encourage new business to come into our community. We also feel:

- a. The South Highway zoning remain commercial.
- b. The Alamo Village complex remain comercial. It appears Dr. Burt has complied with the City of Weeds Ordinances twice and he shouldn't have to change every time we change City Administrators or General Plans.
- c. Mr. Ruffalo's property in Angel Valley should be changed to Commercial in order to add a new business in Weed and in order for one of our neighbors to recoup his life long investment.
- d. Mr. Cox's request for a zone change in Angel Valley, in order to improve a building that is deteriorating, be approved. This would be more constructive to the City than another empty building going to ruin.

- e. The zoning on Gilman Street remain the same.
- f. It is inconceivable to us that Medo Bel Creamery is zoned Residential, it was zoned Commercial long before the Bel Aire Subdivision was built. The property directly across from the creamery was zoned commerical at the same time. When the new subdivision was built on the propety across from Medo Bel Creamery it was zoned Residential but we don't remember reading where any other zoning was changed at that time.
- g. The zoning remain the same for the Old Long Bell boarding house and restaurant.

We want to thank you for allowing input from the public prior to final submittal of the General Plan.

Sincerely,

Leonard & Alison Slabaugh
Leonard and Alison Slabaugh



City of Weed

P.O. Box 470
550 Main St.
Weed, CA 96094
(916) 938-3286

October 7, 1987

Mr. & Mrs. Leonard Slabaugh
208 Walnut Street
Weed, CA 96094

Dear Mr. & Mrs. Slabuagh:

RE: Comments Submitted Concerning General Plan Revisions

Thank you for your letter and your public comments concerning several proposed General Plan revisions. The numbers listed in the following response will coincide with the numbers listed for corresponding item in your letter of September 9, 1987.

1. Leonard's Taxidermy is considered a Home Occupation which is allowable in all residential zones with the appropriate permits. Since Leonard's Taxidermy existed at the time of the most recent adoption of zoning ordinances, it will be considered a non-conforming use and will be permitted continuance subject to certain conditions. A change in property or business ownership will not affect this standing.

It is important to recognize, however, that any existing uses which are not allowed in a particular zone (existing non-conforming use) generally cannot be replaced if such use is discontinued. In some cases where it can be replaced, it can only occur upon obtaining a use permit. Please refer to the attached response to Mr. Jim Gubetta for additional discussion of non-conforming uses.

2. In regard to your concern that the rezoning was proposed "without regard to market value or personal interest", good planning practices and the State of California Planning Guidelines require that a General Plan should be designed without regard to property values or personal interest, however, much of our efforts reflect current usage and public input.
 - a. If the zoning in the S. Weed Boulevard area is to remain commercial, the majority of the use in that area will be considered non-conforming. Please refer to the attached response to Mr. Jim

Gubetta for further information concerning non-conforming uses.

b. Please refer to the attached response to Dr. John Burt which further discusses the commercial zoning of the Alamo Village property.

c. Mr. Ruffalo will be working with City staff toward a solution to his problem. You should further be advised that his building housed a non-conforming use which was abandoned. The details of abandoned non-conforming uses are discussed in the attached response to Mr. Jim Gubetta. In addition, the "neighborhood commercial" classification which is proposed for residential areas also addresses Mr. Ruffalo's situation.

d. Mr. Cox should contact the City planning staff concerning solutions to the problem of non-conforming uses.

e. Please refer to the attached response to Mr. & Mrs. Thomas Dubensky which further discusses rezoning on Gilman Avenue.

f. The property upon which Medo Bel Creamery is located has been zoned residential at least since 1962. It has remained residential through zone revisions in 1969, 1970 and 1977. In addition, prior to the construction of the new subdivision, a use permit was issued to allow the building of homes in a commercial zone.

g. Please refer to the attached response to Mr. & Mrs. Dean Hendrickson for a further discussion of zoning for the Shasta Inn and Rooming House.

Sincerely,

Orville Renning, Chairman
Planning Commission

OR/ds

Attachment

August 17, 1987

TO: Great Northern Corporation
Weed Planning Commission
Weed City Administrator
Weed City Council

Dear To Whom it May Concern:

We are writting this letter to officially go on record as opposing the, zone change of our property as, proposed in the new General Plan revision. Our property, (A.K.A. HISTORIC SHATSA INN AND WEED LUMBER COMPANY BOARDING HOUSE), is currently C-1 zone. It was made C-1 zone officially on January 11, 1986, after going through all the required documents, public readings and public hearings.

We feel that a detailed explanation of the reasons for the C-1 zone change should be put on the record so that all of you may be refreshed and therefore may make a well based decision to change or not to change our zone based on facts.

In January 1984, the Weed Planning Commission met for a renewal of the use permit for the HISTORIC SHASTA INN AND WEED LUMBER COMPANY BOARDING HOUSE property, then owned by Merle Murphy. At that time we were considering purchasing the property for restoration. We were advised to write a letter to the City of Weed stating our intentions; to accompany Mr. Murphy for that meeting.

In that letter we stated our intentions to buy said property and our intended uses for the property, and that completion of the purchase of this property was based on the city's approval of our plans and the required uses as anticipated by us at that time. These uses were as follows: Bed and Breakfast, public restaurant, lounge, museum, antique and gift shoppe, deli and ice cream parlour, banquet and ball room. We also requested that if all of these uses were deemed appropriate and approved, that whatever necessary use permits, building permits or requirements were approved by whatever agency of the city government so that we could close escrow on the property, sell our house in San Jose and move to Weed and start our restoration process.

Later in January 1984, we received a letter from the City of Weed stating that the Planning Commission meeting in that month had approved all aforementioned uses and extended the building permits to enable us to complete the purchase. With that approval in hand, we did close escrow, quit our jobs, put our house up for sale and moved to Weed on February 27, 1984.

In 1985 we were requested to come for a renewal of the use permits for our property, and we attended a Planning Commission meeting where we listened to Steve Feldman, then city administrator, upon advice of city legal council, state that the use permits that we were granted were not only invalid but illegal. We were to say least shocked at this new found information. We respectfully requested what the next step was so that we could proceed with our plans, and we were told that we would have to change our zone from R-3 to C-1 in order to allow for the restaurant, gift and antique shoppe, ice cream parlour and deli. We asked Mr. Feldman the required procedure and we were asked to provide a legal description of the property and told that he would proceed to file the necessary requests for the zone change to C-1. We were told that we would have to attend public readings of the change and public hearings of both the planning commission and the city council. We did so and after the required meetings, at which there was no public disapproval of the zone change we were granted a C-1 zone.

We feel that to now give up our C-1 zone, that we are being additionally inconvenienced and harrassed as well as being denied full use of our property and buildings, singled out because we have not currently completed the restoration and are not yet open for business, harrassed continually by new tactics to further prolong the restoration process. As we will not further invest monies into property that are being juggled back and forth as to their permitted uses, we want to resolve this matter now and finally for good.

These buildings are considered and recognized by both the State of California and the Federal Government Agencies as being of historic significance to this city and community, and to deny their full and potential uses would be an extreme error by your agency and the city government, as well as loss to the community, in addition to possibly subjecting the city to legal repercussions. All we are requesting is that you just leave the property alone as zoned currently C-1 so that we may continue in peace to work on and complete our restoration to enable us to open these buildings as soon as possible to the benefit of all concerned.

Also enclosed are copies of petitions signed by people in the community supporting us in this effort.

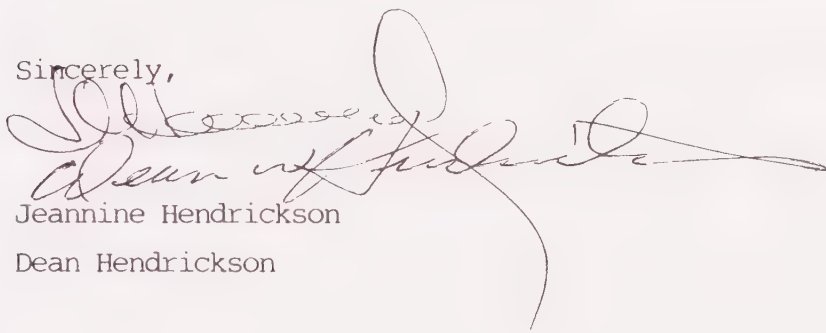
We cannot in good conscience accept anything other than the C-1 zone that we now hold because we feel that as the city was made aware of our full intentions right from the beginning, that to now put us under their continual control as to the uses and operations of these buildings, as the commission and council changes yearly, would cause us extreme hardship and mental frustration trying to second guess what each new board would do; with these repeated renewals and

requestes for each and every use. These uses would need to be requested and judged as to its benefit to the community annually.

We also feel that to leave this property as a satellite commercial entity is not of bad consequence to the community, as the community has already had an opportunity to contest this and did not do so.

We hope we have made you aware of the facts and that you would change your request to the planning commission to rezone our property.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jeannine Hendrickson", with a long, sweeping underline that extends to the right.

Jeannine Hendrickson

Dean Hendrickson

Note to Weed Planning Comission, Weed City Administrator and Weed City Council:

We respectfully request that you do not accept the proposed zone change to R for the HISTORIC SHASTS INN AND WEED LUMBER COMPANY BOARDING HOUSE property as requested by Great Northern Corporation. Thank you.

I am a resident and / or property owner within the city limits of Weed, California.

I feel that the proposed zone change for the Hendrickson property A.K.A. HISTORIC SHASTA INN AND WEED LUMBER COMPANY BOARDING HOUSE located on N. Davis Ave, Weed; from C-1 to R-3 or R-4 is uncalled for and unnecessary. I fully support the Hendrickson's maintaining their C-1 zone, as was suggested by the city of Weed 1 year ago and obtained by the Hendrickson's in accordance with all the necessary rules, regulations and procedures.

NAME	ADDRESS	PHONE
Jane Paulson	Weed Co. 307 Jackson	938-2452
John Rapids	4134 - Central Weed	938-4841
Margie Lohr	550 Park St, Weed	938-2767
Dene Fellgren	Box 595 Weed	938-4836
Robert C Stage	605 STARK-TOWN Rd Weed	
Nancy Rogers	203 Main St Weed	938-2019
Ronald Diet	147 CAMINO WEED	938-4326
Joe V. Diaz	587 FLORENCE DR Weed	938-2026
John M. Davis		
Melanie M. Kruger	180 Main St. Weed,	938-2096
Virginia C. Dates	392 Dollar Ave., Weed	938-2363
Robert Arny	677 Main St Weed	938-4489
Don Hanson	451 Dollar Ave Weed	938-2191
Jim Christ	3721 Evergreen Lane Weed	938-2265
William Kotze	192 - W. Division - Weed Ca	938-2553
George Johnson	551 Main St Weed	938-2115
John Smith	682 Jackson Ave Weed	938-2619
James H. Taylor	810 Hillside Drive Weed	938-2080
Robert J. Leblond	1817 College Ave	938-2686
	275 Main St Weed	
Debbie Anderson	275 E. Weed Lake	938-2303
Walter Jones	2 - Long St - Weed	
Jim Patten	1400 - Main St Weed	

I feel that the proposed zone change for the Hendrickson property A.K.A. HISTORIC SHASTA INN AND WEED LUMBER COMPANY BOARDING HOUSE located on N. Davis Ave, Weed; from C-1 to R-3 or R-4 is uncalled for and unnecessary. I fully support the Hendrickson's maintaining their C-1 zone, as was suggested by the city of Weed 1 year ago and obtained by the Hendrickson's in accordance with all the necessary rules; regulations and procedures.

[illegible]

I am a resident and / or property owner within the city limits of Weed, California.

I feel that the proposed zone change for the Hendrickson property A.K.A. HISTORIC SHASTA INN AND WEED LUMBER COMPANY BOARDING HOUSE located on N. Davis Ave, Weed; from C-1 to R-3 or R-4 is uncalled for and unnecessary. I fully support the Hendrickson's maintaining their C-1 zone, as was suggested by the city of Weed 1 year ago and obtained by the Hendrickson's in accordance with all the necessary rules, regulations and procedures.

NAME	ADDRESS	PHONE
Nike Smallwood	136 main ST weed CA.	938-3179
Inna Peruzzi	211 Main St.	938-4549
Frank a Tom	108 MAIN ST WEED CA	938-4934
Dr. D. Cimal	589 South Weed Blvd	938-4590
A. Joann Durt	150 Alamo Ave	938 4123
John B. Burt	150 Alamo Ave	938-4123
Doyce B. Marschner	590 Main ST.	938 4454
Elizabetha Scotti	856 Liberty Ave.	938 4748
Guadalupe Sanchez	696 Liberty Ave	938 4922
Anthony Vega	674 Liberty Ave Weed CA	938-4585
Marek Carkeest	107 Liberty Ave	938-2158
John Davison	1016 Strongtown Ave.	938-5334
Joseph Burns	475 Oregon St	938-4910
Tom Shultz	475 Oregon St	938-4910
Katie Bontager	785 Cedar Ave.	938-4421
D Wilson	801 Liberty	938-3667
Jan Relfini	419 Dollar Ave. Weed	938-3139
Jeff Aguila	1020 North Slavic Ave	938-4719
Fred L Ragdoll	19343 24th Ave	938 4200
Deeie Seimel	726 Shasta Ave. Weed	938-4815
Esther R. Aguila	1020 N Davis Ave. Weed	938-4719
Rachel Cedron	411 Serrano	938-4831
Lizbeth Riley	Box 342	
Nancy Schnepf	182 College Ave Weed CA	938-4550

resident and / or property owner within the city limits
Weed, California.

that the proposed zone change for the Hendrickson property
HISTORIC SHASTA INN AND WEED LUMBER COMPANY BOARDING HOUSE
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their C-1 zone, as was suggested by the city of Weed 1 year ago and
maintained by the Hendrickson's in accordance with all the necessary
rules, regulations and procedures.

NAME	ADDRESS	PHONE
Donner	273 Butte	938-3530
Chandler	14330 Brookside	938-2311
Clements	6121 Hoy Rd - Weed, Calif.	938-4848
Merly Alden	19342 Brookside	938-3376
Meredith Hill	3739 Evergreen Ln - Weed	938-2239
Thomas Lutz	367 E. Lake #2	938-3030
Ben Friedman	872 So. Davis Ave.	938-4221
Lynne Friedman	872 - So. Davis Ave	938-4221
Frances Lumpkin	384 Adams Ave	938-2340
John Robinson	204 Woodridge Cr	938-3419
Walt Kline	204 Woodridge Ct	
Nancy Dan	6837 Kory Rd	938-4179
William Lynn	457 E Lake	938-3318
Katherine Kline	5519 Spruce Rd - Weed -	
Robert Christensen	Box 488	938-3371
Anna Fisher	Box 817	41370
W. L. Foyen	15220 Juniper Peak	938-2374
L. V. Foyen	446 Main St	938-2162
Edna Heria	PO Box 161 (275 E. Lake #1)	938-3128
Charlie Belger	Weed Ca	938-3168
Don Page	Weed Calif	938-4841
Kathy Bontrager	Weed Calif	938-4421
Egg + Carolyn Brown	Weed Ct	938-4291
Steve Wagner	Weed.	938-3196

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[illegible]

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NAME	ADDRESS	PHONE
Nelson E. Allen	2101 Hwy 97 Weed	938-2386
Ed Landelli	323 Pine St Weed	938-4661
Penelope B. Odum	4900 Jackson Ranch Rd - Weed - CA	938-3629
Marion Litzgott	9121 Aspen Dr. Weed	938-3558
Mary J. Mazzei	Box 426 - Weed	938-4236
Madge G. Gorman	458 Main Blvd	
Edith Litzgott	9121 Aspen Dr. Weed	938-3558
James Litzgott	780 South Weed Blvd -	938-4660
Joyce Storch	2417 College Ave. Weed Ca	938-3272
Ed Storch	" " " " "	" "

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[illegible]



City of Weed

P.O. Box 470
550 Main St.
Weed, CA 96094
(916) 938-3286

October 7, 1987

Mr. & Mrs. Dean Hendrickson
P.O. Box 100
Weed, CA 96094

Dear Mr. & Mrs. Hendrickson:

RE: Your Letter dated August 17, Concerning Commercial Zoning on N. Davis Avenue (at Shasta Inn and Rooming House property)

Thank you for your letter and verbal comments concerning the proposed rezoning of your property located on N. Davis Avenue. This Planning Commission and staff supports the concepts expressed for the renovation of the Historic Shasta Inn and Boarding House.

To date, all of the proposed uses identified fit within a residential zone, specifically R-4 (or high density, residential/professional). Some of the uses identified would also require a use permit in either R-4 or a C-1 zoning. Certain existing uses may be considered nonconforming in either zone. Please refer to the discussion concerning non-conforming uses in the attached response to Mr. Jim Gubetta.

If the owners intend uses other than those commercial uses that have been previously identified, they should so state at this time. In addition, the Office of Historical Preservation reports that if there are no "significant changes", and the "building components stay basically the same", almost any uses are allowable in buildings that have been placed on the Historical Register. Any imaginative or necessary use could occur.

There are no real rules upon which a decision on what is compatible to the original building or use is based. If private funds are used and no significant changes occur, there is no review by the Office of Historical Preservation. If Federal funds or Federal tax credits are involved, the Office would review the work. The lack of rules or regulations may allow many uses to occur. Based upon the foregoing, the only real control of uses is through local zoning ordinance. Refer to the attached response to Dr. Burt for a list of uses allowed in a commercial zone.

"Historic Lumber Town"

Mr. & Mrs. Dean Hendrickson, Page 2, October 7, 1987

The options of the Planning Commission at this time are as follows:

1. The retail commercial zoning on the Shasta Inn and Boarding House property will remain as is; or
2. Revert the district to residential, specifically, high-density residential/professional zoning.

The Commission originally determined that the commercial zoning should be retained. Upon review of the planning implications of that recommendation, however, they determined that a motion to revert to the original consultant recommendation of high-density residential, option 2, would not adversely impact the proposed uses.

Sincerely,


Orville Renning, Chairman
Planning Commission

OR/ds

Attachment

DR. JOHN B. BURT
OPTOMETRIST

916 838-4123

WEED PLANNING COMMISSION

6/4/87

Dear Planning Commission;

You suggested I put in writing to you some of the things that were brought up by me on your June 3, 1987 meeting about the proposed changes in zoning in the proposed General Plan to be drafted by you.

The proposed zone change for our building, Alamo Village, located at 150 Alamo Ave. is totally unnecessary as it is the only C-1 zone on Alamo Ave. We are being singled out and picked on for no good reason I can think of. The change back to R-4 would not only keep us from building any more space for commercial tenants as we may propose to do eventually, but would cause a decrease in the value of the property if the zoning should be changed from the present C-1 back to R-4.

We went to great expense and much unnecessary additional time due to unnecessary delays to build one of the nicest buildings in Weed. Many old time residents of Weed have congratulated us on keeping the old laundry building intact and remodeling it into a nice looking building.

We don't want to be limited in what we intend to do with the rest of the property. We know you commissioners are interested in doing what is best for the city and making decisions that will perpetuate more income and growth for the city of Weed. Changing the zoning here would be a step Backward.

It cost us over \$600.00 to the city of Weed to get the zone changed to C-1 from R-4. We do not wish to lose that money or any other money should we decide to sell the building in the future, because of a zone change. Please vote NO for this proposed zone change at 150 Alamo Ave.

ccSteve Feldman
cc Great Northern Corp.

Sincerely;

John B. Burt



City of Weed

P.O. Box 470
550 Main St.
Weed, CA 96094
(916) 938-3286

October 7, 1987

Dr. John B. Burt
150 Alamo Avenue
Weed, CA 96094

Dear Dr. Burt:

RE: General Plan Amendments

Thank you for your comments in your letter of June 4, 1987. The options of the Planning Commission at this time are as follows:

1. The retail commercial zoning on the Alamo Avenue property will remain as is. Typical uses allowed in a C-1, Retail Commercial, zone without use permits or any other controls are as follows:
 - accounting office
 - appliances sales and service
 - apparel
 - art and antique stores
 - automobile parts, sales
 - bakeries (retail)
 - banks and financial institution
 - barber and beauty shops
 - bars
 - book/periodical stores
 - bowling alleys
 - building and loan offices
 - cafe
 - christmas tree sales
 - confectionary with some manufacturing
 - delicatessen
 - department stores
 - dressmaking and tailor shops
 - drug store
 - dry goods
 - electrical appliance repair and retail sales
 - employment agencies
 - florists

"Historic Lumber Town"

furniture stores
garden supply stores
grocery stores and markets
gunsmiths
hardware stores
hobby shops
ice cream stores
insurance office
jewelry stores
laundry shops
libraries
liquor stores
lodges
meat markets
medical, dental, and optical buildings and offices
movie theaters
museums
music, dance, art and vocal studies
music stores
newspaper office
novelty and notions shops
office supplies and machines
retail paint sales
pet shops
photographics
plumbing parts, retail sales and repair
pool hall
post office supplies
printing shop
professional offices
radio and television retail sales and repair
real estate offices
restaurants
self-service laundries
service station
shoe repair shops
shoe store
signs
skating rinks
souvenir shops
sporting goods
stationery stores
supermarkets and drug stores
swap shops

- telegraph office
- tobacco and cigar shops
- soda fountains
- toy stores
- television and radio sales
- upholstery shop
- variety store
- veterinary hospitals
- video arcades

Other typical uses that might be allowed with a use permit are as follows:

- auditoriums
- automatic self-serve car wash
- bakeries (wholesale)
- bus stations
- churches
- clinics and laboratories
- dry cleaners
- hospitals
- hotels
- janitorial services
- linen supply services
- mortuaries
- motels
- multiple family dwellings
- nurseries
- nursing and convalescent hospitals or homes
- radiator shop
- theaters
- trade and professional schools

Typical uses expressly prohibited in a commercial zone are as follows:

- advertising structures
- any combination of residential and commercial uses
- car sales (new and used)
- industrial uses
- new residential uses
- trailer and RV parks

2. Revert the district to residential, specifically the high density, residential/professional zoning; or
3. Classify the entire area (the block encompassed from the north side of

Dr. John Burt, Page 4, October 7, 1987

Main Street from Division Street to Alamo Avenue to Park Street to Clark Lane and back to Division Street) commercial in order to provide continuity and to further the contiguousness of the downtown commercial areas.

As you may already know, the Planning Commission chose to allow the commercial zoning to remain as is.

Sincerely,


Orville Renning, Chairman
Planning Commission

OR/ds

June 21 1977

Weed Planning Commission
Weed City Hall
550 Main St.
Weed, CA 96064

Dear Sirs:

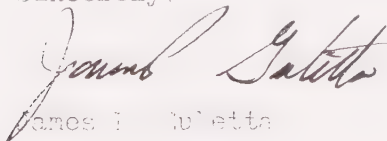
The attached signatures are of persons who have vested interests in properties extending along South Weed Blvd. from Siskiyou Way to the south Weed interchange.

The proposed zone change is from commercial to residential. This area has held commercial zoning since the city of Weed's inception. The 150 foot of lot depth is an asset to the future uses to provide adequate off street parking. The area is ideal for recovery growth because of its relationship to I-5 as a frontage road. The heavy traffic flow and its alternate use in emergency situations for I-5 detours surely is negative to residential zoning.

The zone change could impact present property owners, mostly senior citizens with fixed incomes and would diminish a resource due to value loss.

As the attached signatures are in the majority of the areas property owners, we feel the zoning in this area should be left unchanged.

Sincerely,



James L. Wietta

cc Weed City Administrator
Weed City Council
Great Northern Corporation
State Agencies
file

TO THE WEED PLANNING COMMISSION

We, the undersigned residents and/or property owners hereby declare objection to the zoning amendment proposed for South Weed Boulevard from Siskiyou Way to the South Weed Interchange. We feel the zoning should remain a commercial classification.

NAME (PRINT)	SIGNATURE	ADDRESS	PAGE 1 of 2
JAMES P GUBETA	James P Gubeta	780 SO WEED BLVD WEED CALIF	
Joy ORR	Joy Orr	789 So Weed Blvd Weed Calif.	
John Marchner	John Marchner	777-S- Weed Blv weed, Ca	
John Marchner		777 So. Weed Blvd Weed. Ca	
LORNA L. MARUCHNE	Lorna Marchner	794 So. Weed Blvd, Weed Calif	
Katie Tachina	Katie Tachina	810 So. Weed Blvd Weed Ca	
Adolfo V. CASTILLO	Adolfo V Castillo	805 So weed Blvd. Weed Ca.	
FLORENCE CATALANO	Florence Catalano	836 So Weed Blvd Weed Ca.	
Tomy J. Spada	Tomy J Spada	925 So Weed Blvd Weed Ca	
SAM SCALISE	Sam Scalise	925 So Weed Blvd Weed Ca	
JOSIE SCALISE	Josie Scalise	965 So. Weed Blvd. Weed, CA. 96094	
Raymond D. Serna	Raymond Serna	965 So. Weed Blvd. Weed, Ca 96094	
Georgia R. Serna	Georgia R. Serna	920 So. Weed Blvd Weed CA 96094	
Johnny CASTANEDA	Johnny Castaneda	920 S. Weed Blvd - Weed Ca 96094	
BARBARA CASTANEDA	Barbara Castaneda	824 So. Weed BLVD. Weed Ca. 96094	
HENRY C. DORRELL	Henry C. Dorrell	848 so weed Blvd - Weed Ca 96094	
GENEVA R. UTLEY	Geneva R Utley	891 So. Weed Blvd, Weed, Ca 96094	
VIKKI LORRAINE	Vikki Lorraine	891 S. Weed Blvd, Weed, CA	
Mark Lorraine	Mark Lorraine	879 So Weed Blvd Weed Ca.	
LESTER MCINTIRE	Lester McIntire	879 So. Weed Blvd. Weed Ca.	
MARTHA MCINTIRE	Martha McIntire	603 So weed Blvd weed Ca	
LENNIS R HARRIS	Lennis R Harris		

TO THE WEED PLANNING COMMISSION

We, the undersigned residents and/or property owners hereby declare objection to the zoning amendment proposed for South Weed Boulevard from Siskiyou Way to the South Weed Interchange. We feel the zoning should remain a commercial classification.

NAME (PRINT)	SIGNATURE	ADDRESS	PAGE 2 of 2
SARINA DOHRN	Sarina Dohrn	642 S. Weed Blvd.	
PETER LEPORINI	Peter Leporini	701 S. Weed Blvd.	
CATHARINE COLLIER	Catharine Collier	738 S. Weed Blvd.	
RAY TOSARTI	Ray Tosarti	{ 615 S. Weed Blvd. } Redding	241-1733 Phone.
BETTY TOSARTI	Betty Tosarti	{ 1733 Reg. Ave. Redding }	
JENNIE HOGUIST ABACE	Jennie Hoguist Abace	627 South Weed Bl	
FRED HOGUIST ABACE	Fred Hoguist Abace	627 South Weed Bl	
MARY TOSARTI	Mary Tosarti	687 So Weed Blvd.	
PAULINE S. KIMREY	Pauline S. Kimrey	660 S. Weed Blvd, Weed Blvd.	



City of Weed

P.O. Box 470
550 Main St.
Weed, CA 96094
(916) 938-3286

October 7, 1987

Mr. James P. Gubetta
780 S. Weed Boulevard
Weed, CA 96094

Dear Mr. Gubetta:

RE: Proposed Residential Zoning on S. Weed Boulevard

Thank you for submitting written comments concerning your opposition to the proposed land use revisions of the City's General Plan. Your efforts and interest are appreciated.

It is apparent that a majority of property owners along S. Weed Boulevard wish to remain zoned commercial. Since either the commercial or residential use of S. Weed Boulevard would fit with the planning goals of the City of Weed, the Planning Commission shall instruct the planning staff to remove S. Weed Boulevard from zone change consideration when implementing the general plan.

It is important to recognize, however, that any existing uses which are not allowed in a particular zone (existing non-conforming use) generally cannot be replaced if such use is discontinued. In some cases where it can be replaced, it can only occur upon obtaining a use permit.

The Weed Municipal Code provides in Chapter 18.28 that "no nonconforming structure or use of land may be extended to occupy a greater area of land, building or structure than is occupied at the time of the adoption of the (zoning) ordinance. . ."

The Code also states that "if any use is wholly discontinued for any reason . . . for a period of one year, it shall be conclusively presumed that such use has been abandoned. . . and all future uses shall comply with the regulations of the particular district in which the land or building is located."

The Municipal Code further states that "any building or structure. . . which is nonconforming either in use, design or arrangement, shall not be. . . reconstructed or structurally altered unless such. . . reconstruction or alteration is in compliance with the regulations. . . for the district. . ."

Mr. James P. Gubetta, Page 2, October 7, 1987

The Code does allow some repairs to a structure, "so long as such maintenance, repairs or replacements do not exceed twenty-five percent of the building's appraised valuation as shown on the latest assessment role of the City." For many residential owners who have remained in the same home since 1977, their appraised value will be significantly below current construction costs. Thus, even a minor problem, such as minor damage from fire, termites, wind, snow, and the like could exceed the 25 percent valuation threshold.

The result would be, at the least, the requirement to obtain a use permit or the possible total abandonment of the residential use since the intent of a commercial zone is to promote commercial development in that area.

As you may already know, the Planning Commission chose to allow the commercial zoning of the S. Weed Boulevard residential area to remain as is. Please refer to the attached response to Dr. John Burt for a more detailed description of uses allowed in a retail commercial zone.

Sincerely,


Orville Renning, Chairman
Planning Commission

OR/ds

Attachment

DR. JOHN B. BURT
OPTOMETRIST

916 838-4123

June 23, 1987

RECEIVED
JUN 24 1987

Weed Planning Commission
Weed City Hall
550 Main St.
Weed, Ca. 96094

CITY OF WEED

Dear Planning Commissioners:

Would you please consider adding the following to the Land Use Element of the General Plan:

F) The city shall be prepared to aid potential developers in determining appropriate areas for development.

IMPLEMENTATION: The city shall inventory property adjacent to the city boundaries and catalog those areas as to potential and appropriate development.

As to my previous letter to you regarding the zone change here at Alamo Village, I would like to bring to your attention the following excerpt from the recent article in the Redding Record Searchlight dated, 6/9/87.

"It states that the U.S. Supreme Court said the "just compensation" required by the Constitution's Fifth Amendment for any "taking" of private property for public use applies to zoning laws or other regulations that impose new limits on an owner's use of land.

For example, a property owner whose land is rezoned to prohibit commercial use is entitled to be paid for losses if that rezoning is judged to be a "taking"."

Also I feel that the city administrator, Steve Feldman,

DR. JOHN B. BURT
OPTOMETRIST

916 938-4123

has been biased in his decisions made on whether to charge a fee or not, to all who seek a zone change from the City of Weed. He didn't recommend a \$600.00 fee be charged against the Hendrickson's for the Shasta Inn zone change from Residential to Commercial. I feel this is discriminatory and unfair. I feel the city should reimburse me my \$600.00 fee since no one else is being charged a fee. It just fortifies my conviction of being maligned without any justification by the City Administration.

Sincerely,


John B. Burt

cc: Steve Feldman, City Administrator
cc: James Cook, Great Northern Corporation

JBB:mr



City of Weed

P.O. Box 470
550 Main St.
Weed, CA 96094
(916) 938-3286

October 7, 1987

Dr. John B. Burt
150 Alamo Avenue
Weed, CA 96094

Dear Dr. Burt:

RE: Your Letter Dated June 23, 1987

Thank you for your interest, and for taking the time to forward your written suggestions concerning the proposed General Plan Amendments.

The comments expressed in your letter of the subject date regarding aid to potential developers will be included in the General Plan.

Sincerely,

Orville H. Renning
Orville Renning, Chairman
Planning Commission

OR/ds

"Historic Lumber Town"

July 1, 1987

Mr Cook
Great Northern Corp.
Weed, California

Dear Mr Cook,

I own & operate Coupa's Grocery, Bar & Gasol Station, located at 375 East California St. Weed, California.

This store has been in business at it's present location since 1929 owned & operated by my Uncle. In 1960 I took over operation. I have a city business license and all other required county permits & licenses.

I understand that a new proposed zone and general plan has been presented to the Weed Planning Commission and it may affect my property & businesses.

PLEASE advise me if these proposed changes will require my attention due to any manner of change other than my normal business license renewal.

Thank you for your cooperation & attention to this matter.

Sincerely,

Panagiotis Fotopoulos
Proprietor, Fotopoulos.



City of Weed

P.O. Box 470
550 Main St.
Weed, CA 96094
(916) 938-3286

October 7, 1987

Mr. Panagiotis Fotopoulos
339 E. California Street
Weed, CA 96094

RE: Your Letter of July 1 Concerning Commercial Operations in a Residential Zone

Thank you for your written comments concerning your business in Angel Valley. The Commission and staff believe that Coupa's Grocery provides a valuable neighborhood service.

Currently, Coupa's Grocery is a nonconforming use allowed under the City of Weed's zoning ordinances and will not require additional permits at this time. No change will occur with the proposed revisions of the General Plan. It is important to recognize, however, that any existing uses which are not allowed in a particular zone (existing non-conforming use) generally cannot be replaced if such use is discontinued. In some cases where it can be replaced, it can only occur upon obtaining a use permit.

In addition, the "neighborhood commercial" classification which is proposed for residential areas also addresses your situation, and would allow the continuation of the current use.

Sincerely,


Orville Renning, Chairman
Planning Commission

OR/ds

Sept 2, 1987

Subject: Re-zoning of South Weed Blvd.

Let it be known as a real
property owner, at 615 So. Weed
Blvd, that I definitely object
to that area being rezoned.

Ray Lasarte



City of Weed

P.O. Box 470
550 Main St.
Weed, CA 96094
(916) 938-3286

October 7, 1987

Mr. Ray Tosarti
1733 Regent Avenue
Redding, CA 96001

Dear Mr. Tosarti:

RE: Commercial Zoning on S. Weed Boulevard

Thank you for your written comments concerning the proposed rezoning of S. Weed Boulevard.

It is important to recognize that any existing uses which are not allowed in a particular zone (existing non-conforming use) generally cannot be replaced if such use is discontinued. In some cases where it can be replaced, it can only occur upon obtaining a use permit. Please refer to the attached response to Mr. Jim Gubetta for additional discussion of non-conforming uses.

Please also refer to the attached response to Dr. John Burt for additional discussion of uses allowed in retail commercial zones.

Sincerely,

A handwritten signature in cursive script, reading "Orville Renning".

Orville Renning, Chairman
Planning Commission

OR/ds

Attachment

Thomas W. Dubensky
Joan E. Dubensky
455 Gilman Avenue
Weed, California 96094
September 9, 1987

Members of the Weed Planning Commission:

Mrs. Dubensky and I have been living at 455 Gilman Avenue since 1969. We are opposed to a zone change on our street.

We attended the public meeting held by the Weed Planning Commission on September 2, 1987 and heard the proposal given by Mr. Cook. We are opposed to a zone change from residential to high density, professional for this area.

We are concerned with the effect such a change might have on our property value and with the overall effect the change will have on the appearance of Gilman and this area.

You may recall that this same proposal was objected to by petition several years ago. The city records should contain the petition.

We, therefore, strongly urge the commission to recommend to the Weed City Council that this zone change proposal be rejected.

Sincerely,

Thomas W. Dubensky
Joan E. Dubensky



City of Weed

P.O. Box 470
550 Main St.
Weed, CA 96094
(916) 938-3286

October 7, 1987

Mr. & Mrs. Thomas W. Dubensky
455 Gilman Avenue
Weed, CA 96094

Dear Mr. & Mrs. Dubensky:

RE: Zone Change on Gilman Avenue

Thank you for your letter and comments concerning a proposed zone change for properties on or adjacent to Gilman Avenue.

The high density residential recommendation will be excluded from the General Plan, and density of the residential areas will be determined at a later date.

Sincerely,

Orville Renning
Orville Renning, Chairman
Planning Commission

OR/ds

"Historic Lumber Town"

DR. JOHN B. BURT
OPTOMETRIST

October 06, 1987

Dear City Council Members:

I will be out of town on 10/08/87. Please consider the Weed Planning Commission's affirmative vote on keeping the present zoning at 150 Alamo Ave. zoned C-1 and vote in favor of accepting their recommendations.

Sincerely,

John B. Burt
Dr. John B. Burt

THE UNIVERSITY OF CHICAGO

OFFICE OF THE DEAN

CHICAGO, ILLINOIS

TO THE PRESIDENT OF THE UNIVERSITY OF CHICAGO
FROM THE DEAN OF THE UNIVERSITY OF CHICAGO
SUBJECT: [Illegible]

[Illegible]

[Illegible]

[Illegible]

City of Weed

RESPONSE TO VERBAL COMMENTS OF WEDNESDAY, SEPTEMBER 2, 1987

TO MRS. KRUGER IN RE: Request for more sidewalks -- This is not a General Plan consideration, comments and questions concerning such items should be put in writing, and referred to City staff.

TO MR. JOHN MARSCHNER IN RE: Noise levels in commercial districts -- Noise levels are addressed in the Noise Element.

TO MR. TOM DUBENSKY IN RE: Affect of zone amendment on noise and traffic levels -- A zone amendment could affect the noise and traffic levels because of the change of use. Specific impacts are outlined in the Noise Element.

TO MRS. JEANNINE HENDRICKSON IN RE: Identifying and cataloging the City's historic buildings -- The City's historic buildings have not been identified nor cataloged.

TO MR. ALBERT KRUGER IN RE: Development Fees -- This is not a General Plan consideration, however, a list of fees charged developers can be obtained at City Hall.

TO MRS. JUNE PAULSON IN RE: Condemnation of substandard buildings -- This issue is addressed in the housing element. It should also be noted that the City has been active in the renovation and removal of numerous housing units throughout the City whose condition is seriously dilapidated and unsafe for occupancy in their present condition. The City's Housing Element specifically outlines goals and implementation actions in this area, including the utilization of available Federal funds for such purposes. Goal 2 contained therein specifically addresses the promotion of the rehabilitation of existing housing stock. The City further commits itself to exploring all available courses for the elimination of blight and slums, the improvement of housing conditions to the low and moderate income households, and the overall improvement of neighborhoods which includes the expenditure of City funds whenever they might become available for such purposes.

However, the process for the removal of certain structures, or the renovation thereof is somewhat time consuming due to specific legal constraints on the City. If a unit is occupied, it is extremely difficult for the City to proceed with any legal action due to relocation costs. In addition, the condemnation process is extensive. If the property owner is willing, the City has, in some cases, taken ownership of land and removed structures thereon. All of these activities are constrained however, by the availability of local funds.

On the other hand, utilization of Federal funds (CDBG monies) is limited to the extent that, in many cases, homeowners and land owners are required to mortgage their home in order to obtain loans for renovation. In some cases, this becomes a second or third mortgage on a property. Federal regulations also prohibit the utilization of these monies in non-residential areas. As we have a

number of dwelling units scattered throughout the community in non-residential zones, these funds cannot be used at those locations.

Accordingly, the removal of dilapidated and unsightly structures is a slow and time-consuming process.

- TO MRS. JUNE PAULSON IN RE: The permit process for business -- This item is not a General Plan consideration, and questions should be referred to City staff.
- TO MRS. JEANNINE HENDRICKSON IN RE: Fire protection -- Fire protection is addressed in the safety element which was reviewed and approved by the all City Departments, including the Fire Department.
- TO MR. JOE BELCASTRO IN RE: Original zoning plans for Medo Bel Creamery property -- Please refer to RESPONSE TO MR. & MRS. LEONARD SLABAUGH, specifically, item 2.f.
- TO MR. JIM GUBETTA, DR. JOHN BURT, MR. KEN DAMKIER, MR. DONALD LEWIS, MR. TOM DUBENSKY, MR. DEAN HENDRICKSON, AND MRS. JEANNINE HENDRICKSON IN RE: Opposition to zone amendments in particular areas of the City -- Please refer to the RESPONSE TO . . . (Written comments addressed to Mr. Gubetta, Dr. Burt, Mr. & Mrs. Dubensky, and Mr. & Mrs. Hendrickson).
- TO DR. BURT IN RE: Mixed zoning in existing developed areas -- Your suggestion to open up the zoning to more mixed uses has some merit in some existing developed areas, especially in the older parts of the City where mixed uses have been introduced over time. However, in newer areas, care should be taken to maintain the integrity and intent of the general plan district and the subsequent zoning and expanded mixed uses should be avoided.
- TO MR. GUBETTA AND MRS. HENDRICKSON IN RE: Prior submission of written comments -- Thank you for your time and interest in the submission of your written comments and/or questions, and please refer to the section containing the RESPONSE TO . . . (Written comments which were addressed to each of you).
- TO MR. DONALD LEWIS IN RE: Impact of zone amendment on assessed value of property -- Please refer to the attached letter from Siskiyou County Assessor, Mr. Donald Carey.
- TO MR SANDERSON, MR. RUFFALO, MR. COX IN RE: Uses of commercial buildings located in residential zones -- The Land Use Element contains the recommendation for establishment of regulations governing neighborhood commercial areas.